



Home Farm
School Lane
Normanton Le Heath
LE67 2TH

£995,000

A MOST DISTINCTIVE 6 bedroom, 3 bathroom, 4 reception room detached family HOME OF CHARACTER with 5,000 Sqft of VERSATILE LIVING SPACE occupying a wonderful plot & position with OUTSTANDING RURAL VIEWS, with the additional benefit of a SELF CONTAINED one bedroom annexe & a separate HOME OFFICE



Property Features

- Distinctive Home
- Versatile Interior
- 5,000 Sq ft
- Excellent Plot
- Outstanding Views
- 6 Bedrooms
- 3 Bathrooms
- 4 Reception Rooms
- Seperate Annexe
- Home Office

Full Description

A great opportunity to acquire a most distinctive 6 bedroom, 4 reception room, 3 bathroom former farmhouse of immense charm and character, that affords a very versatile interior extending to 5,000 sq ft of living space over three floors, including a separate one bedroom self contained annexe and home office. With an enviable lifestyle on offer, Home farm provides the perfect combination of a significant family home, beautifully presented throughout, balanced by a wonderful mature plot with far reaching views complemented by the convenience of the location, quietly tucked away yet only minutes from the popular village of Packington and 3 miles from Ashby de la Zouch.

Internally you are welcomed into the home by the entrance hall, stairs down lead to the useful storage cellar with a variety of rooms, there are four formal reception rooms, a fitted farmhouse kitchen with two useful storage rooms,

laundry room and a games room, on the first floor are 5 double bedrooms including two with en-suite shower rooms and a fabulous family bathroom. On the second floor is a further loft bedroom and a cinema room with projector. To the rear of Home Farm is the stylish one bedroom annexe, beautifully appointed with an open plan interior with bi-fold doors onto the garden, providing excellent supplementary accomodation or the perfect Air BnB. For those working from home the separate home office, set in a converted former barn, is the ideal retreat.

With secure gated access, there is ample parking within the gravelled courtyard and access to the triple bay, open fronted, oak framed car-port. With mature and established gardens, there is ample space to play and entertain with patio areas, a wildlife meadow and outstanding views.

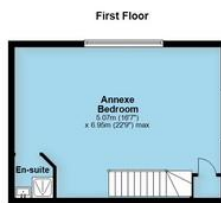
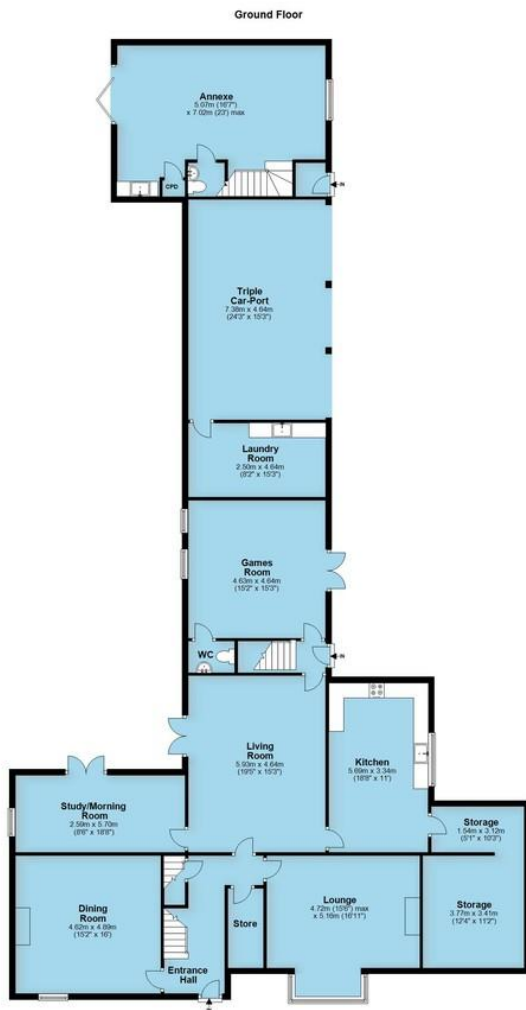
The village of Normanton le Heath is one of the oldest villages in the area, famous for its 13th century church, Holy Trinity and within walking distance of the 460 Acre Queen Elizabeth Diamond Jubilee Woodland Park, with its many walking trails and wildlife. There are comprehensive facilities in nearby popular village of Packington one mile distant and Ashby de la Zouch lying approximately 3.5 miles. The M42 is close at hand providing swift communication links to many east & west midlands towns and cities including Tamworth, Birmingham, Nottingham & Derby.

TENURE The property is Freehold

COUNCIL TAX The property is in Band G







Total area: approx. 467.4 sq. metres (5031.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements