



ELITE HOMES

Consultative Estate Agents with Integrity



Mitre House, 1 The Old Woodyard, 44 Far Lane, Normanton On Soar  
LE12 5HA



## Overview

State of the art UNIQUELY DESIGNED quality built executive home with a wealth of unique features and boasting an array of ECO-FRIENDLY and energy efficient credentials. Situated in a beautiful PRIVATE COURTYARD DEVELOPMENT.

## Key Features

- Uniquely Designed Eco Friendly and Energy Efficient Home - EPC "A" Rating of 97
- Large Kitchen / Dining Area & Utility
- 3/4 Large Double Bedrooms, Two with En-Suites
- Sitting Room, Garden Room & 4<sup>th</sup> Bed / Office
- Downstairs Wet Room / Cloakroom.
- Underfloor Heating, Rainwater Harvesting & Solar Roof Tiles
- Air Source Heat Pump & Ventilation System & Central Vacuum Cleaner System
- Large Storage Room / Craft Room / Gym
- Attached Double Garage with Storage Room above.
- Landscaped Gardens to Front and Rear of the Property
- Private Courtyard Development in the Sought After Village of Normanton on Soar

## Description

An exceptionally high quality, bespoke ECO friendly home. This newly constructed executive detached 3 bedroom (with potential 4th bedroom downstairs) property has all the benefits of a new build but with the external charm and character of a period property.

Boasting an array of eco credentials such as underfloor heating for comfort, rainwater harvesting reduces water bills and integrated solar PV tiles for free electricity when the sun shines. With a central vacuum system, air source heat pump and ventilation system.

The property is situated on a private courtyard development of five individually designed detached homes, located in the much sought after village of Normanton on Soar.

## Accommodation

The spacious and airy accommodation has been well designed to offer flexible living spaces, with an extremely high energy rating of 97A.

Accommodation comprises of an entrance porch opening into a large dining kitchen which is fitted with premium units and a large island unit, a glazed door leads onto the rear garden. Leading off the kitchen is a utility room which in turn has a door to the garage and also to the garden. The inner hall opens via bespoke glazed Oak doors into a large sitting room and garden room, a convenient wet room (shower, wc, basin) and bedroom 4 (or second sitting room) also leads off the inner hall.

A bespoke feature pine and glass staircase leads to the first floor landing with access to three generous double bedrooms, the master and second bedroom having en-suites, and the family bathroom with a free standing roll top bath, basin and toilet.

The property has been installed with a full alarm system, mains wired smoke alarm. All the external doors feature secure multi point locking systems.

Externally, the property benefits from an attached double garage with an insulated electric door and a large storage room above, driveway parking and landscaped gardens, there is a large attached, secure, 'garden shed'.

## Location

Located on a quiet no-through road on one of the most sought after streets in Normanton-on-Soar, we are delighted to market this versatile detached eco house within easy walking distance of village amenities.

Normanton on Soar, dating from the 11th Century (maybe earlier), is situated beside the river Soar at one of the most southerly points in the county of Nottinghamshire.

There are many reasons Normanton-on-Soar is one of the most highly regarded and sought after villages on the Derbyshire/ Nottinghamshire/ Leicestershire border, including its highly regarded primary school, beautiful village pub whose garden resides alongside the river Soar and ease of access to Local transport links providing rapid access to Loughborough, Leicester, Derby, Nottingham.

Within 10 minutes drive are East Midlands Airport, junction 24 of the M1, Parkway station and Loughborough station on the Midland Mainline with direct trains to Sheffield and London.

The nearest town is Loughborough, which is approximately 4 miles away by road. The village has a population of around 470 with six streets or lanes, including two public rights of way, one of which, Soar Lane, gives access to the river. Visitors will find a local map and guide located opposite the Plough Inn, and should try to find time to visit the 12th Century Church of St James and the nearby Village Shop, which can be found behind the Village Hall.

Normanton on Soar has a small and pleasant rural primary school, which enjoys close links with the local community. It caters for children aged between 3 and 11 years with the foundation unit offering part-time sessions for pre-school child.

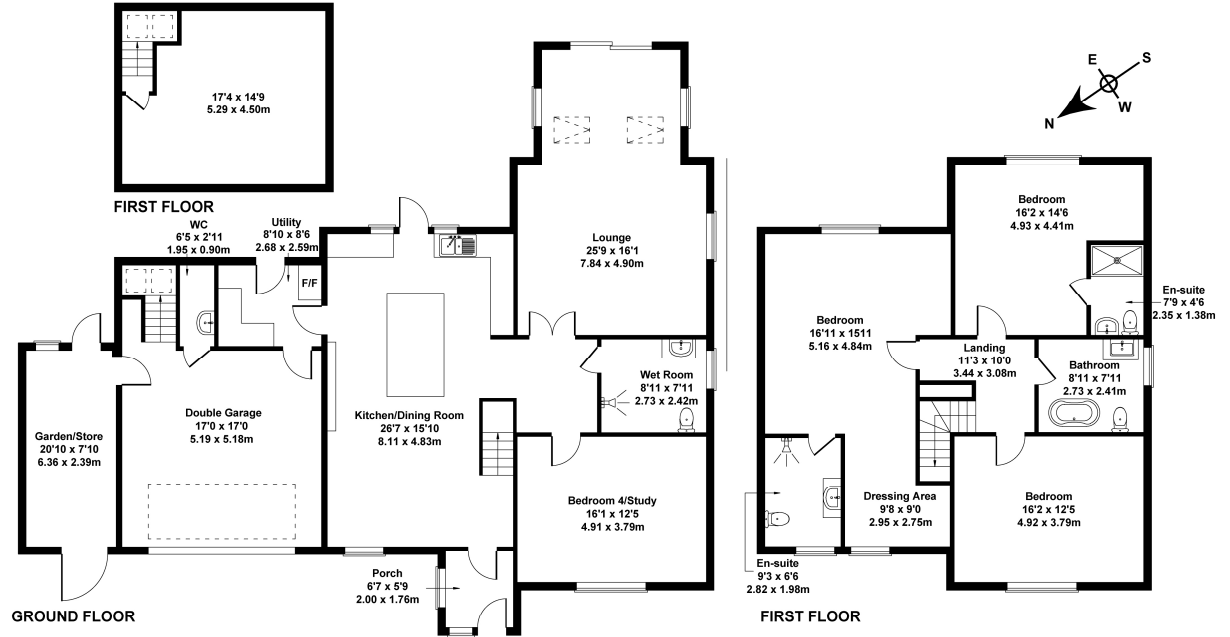






### Mitre House 1 The Old Woodyard 44 Far Lane Normanton on Soar LE12 5HA

Approximate Gross Internal Area  
3003 sq ft - 279 sq m



Not to Scale. Produced by The Plan Portal 2024  
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Score	Energy rating	Current	Potential
92+	<b>A</b>	97 A	98 A
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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