



**The Homestead 58 Main Street, Normanton,  
Leicestershire, NG13 0EP**

**No Chain £795,000**  
**Tel: 01949 836678**

**RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Former Farmhouse
- Additional 1,000 Sq.Ft. Barn
- Ample Off Road Parking & Double Garage
- Attractive Formal Gardens
- Considerable Potential
- Accommodation In The Region of 2,500 Sq.Ft.
- Plot In The Region Of 1.75 Acres
- Paddock At Rear
- Pleasant Village Setting
- No Upward Chain

A really interesting opportunity to purchase a truly individual detached home located in this well placed hamlet just a short distance away from the well served village of Bottesford and occupying a particularly generous plot which extends to approximately 1.75 acres.

This former farmhouse has seen various extensions over the years bringing its internal accommodation to around 2,500 sq.ft. The property also benefits from the addition of a detached period barn which potentially offers in excess of 1,000 sq.ft. of floor area and, subject to consent, could offer potential to expand the accommodation further.

The house itself offers a versatile level of accommodation spanning two floors. Each room offers its own individuality with many features including exposed internal brickwork and beams as well as live fireplaces.

The property potentially offers up to six bedrooms and a generous main bathroom while to the ground floor there are two main reception areas, including a delightful main sitting room with an attractive fireplace, and a separate L shaped dining room/snug which links through into the kitchen. Combined this creates a perfect everyday living/entertaining space with a generous utility and ground floor cloak room off. In addition there is a large walk in pantry and half cellar all of which combined created a really interesting individual home.

The property is likely to require a general programme of modernisation but provides a blank canvas for those wishing to place their own mark on a home.

As well as the internal accommodation one of the main features of the property is its fantastic location, benefitting from both formal gardens and further vegetable garden opening out onto potential grazing at the rear. This potentially opens up the property to those who maybe looking for equestrian facilities for one to two ponies immediately off the back of their house.

In addition there is an ample level of off road parking and detached double garage. The period barn currently provides excellent workshop and storage space but, subject to consent, could offer scope for conversion into annexe style facilities, potentially making it ideal for those with extended families or dependent relatives.

Overall this is a great opportunity to acquire an interesting traditional home in a delightful setting.

## **NORMANTON, NR BOTTESFORD**

Normanton is a small hamlet lying approximately one mile outside the larger village of Bottesford where local amenities include primary and secondary schooling, a range of local shops, public houses and restaurants and railway station with links to Nottingham and Grantham. The A52 is close by providing good road access and in the opposite direction is the A1 and the village of Long Bennington.

A HARDWOOD ENTRANCE DOOR WITH DIAMOND GLAZED LIGHT LEADS THROUGH INTO:

### **INITIAL ENTRANCE HALL**

13'4" x 5'10" (4.06m x 1.78m)

Having staircase rising to the first floor landing, exposed beams to the ceiling, leaded glazed light through into the dining area, deep skirtings and architrave and ledge and brace doors leading to:

### **HALF CELLAR**

9' x 6' (2.74m x 1.83m)

Providing a useful storage space, having a brick floor, brick throwls, exposed beam to the ceiling and additional cupboard beneath the stairs.

### **MAIN SITTING ROOM**

27'7" x 12' (8.41m x 3.66m)

An attractive, well proportioned, room with a southerly aspect looking out onto the garden, the focal point to the room being an attractive exposed brick chimney breast and hearth with inset solid fuel stove, timber mantelpiece and alcoves to the side. The room having an attractive heavily beamed ceiling, bar area and two UPVC bow windows.

### **L SHAPED OPEN PLAN DINING/LIVING AREA**

19' max x 18'11" max (5.79m max x 5.77m max)

A well proportioned, L shaped, reception which has been utilised as an everyday living space, having an initial dining area with quarry tiled floor, deep skirtings and heavily beamed ceiling. This opens into a further reception area having exposed brick fireplace with quarry tiled hearth, inset solid fuel stove and timber mantel above; heavily beamed ceiling, plate rack, continuation of the quarry tiled floor and double glazed windows to the front.

This area in turn opens out into:

### **BREAKFAST KITCHEN**

18'9" x 10'7" (5.72m x 3.23m)

A well proportioned space overlooking the rear garden, having exposed beams to the ceiling and quarry tiled floor. The kitchen area is fitted with a range of base units and having; two runs of preparation surface, one with inset stainless steel sink and drain unit; space for free standing electric cooker; room for further appliances; double glazed windows to both the side and rear elevations and a ledge and brace stable door into the garden.

A further cottage latch door leads into:

## UTILITY/SHOWER ROOM

14' x 7'11" (4.27m x 2.41m)

The room having plumbing for washing machine, space for tumble dryer, shower enclosure, adjacent built in cloaks cupboard, quarry tiled floor, UPVC double glazed windows to two elevations and a further obscured glazed door into:

## GROUND FLOOR CLOAK ROOM

Having a close coupled WC.

Returning to the L shaped open plan dining/living area a further door gives access into:

## INITIAL SHELVED PANTRY

10'2" x 5'5" (3.10m x 1.65m)

Providing a useful storage space with fitted shelving and a further open doorway leading through into:

## SECONDARY PANTRY

17' x 5'6" (5.18m x 1.68m)

Again providing a good level of storage having a beamed ceiling, power and light and double glazed window to the rear.

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

## FIRST FLOOR LANDING

An impressive split level landing having a dual aspect with double glazed windows to the front and rear, part pitched ceiling with exposed timbers and further doors, in turn, leading to:

## BEDROOM 1

14'4" x 12' (4.37m x 3.66m)

A well proportioned double bedroom having a southerly aspect into the garden; chimney breast with period cast iron fireplace with alcoves to the side, one with built in wardrobes; deep skirtings and double glazed window.

## BEDROOM 2

14'2" x 13' (4.32m x 3.96m)

A further double bedroom having a southerly aspect into the garden; chimney breast with inset period fireplace and built in wardrobe to the side; deep skirtings and double glazed window.

## BEDROOM 3

10'6" x 10'7" excluding wardrobes (3.20m x 3.23m excluding wardrobes)

Potentially a further double bedroom having a run of built in wardrobes with pine louvred door fronts, cast iron fireplace and double glazed window to the front.

## BEDROOM 4

11'3" x 9'3" (3.43m x 2.82m)

A further double bedroom previously utilised as a home office, benefitting from a dual aspect having multi paned secondary double glazed windows to two elevations and affording a delightful aspect into the property's own grounds.

## BEDROOM 5

8'10" x 5'11" (2.69m x 1.80m)

A single bedroom having an aspect to the front; built in wardrobe with pine louvred door fronts and double glazed window to the front.

## BEDROOM 6/STUDY

10'10" x 5'6" (3.30m x 1.68m)

This room would make an ideal single bedroom but alternatively would make an excellent first floor office having a delightful aspect into the rear garden; part pitched ceiling with exposed timbers; shelved alcove and double glazed window.

## BATHROOM

10'8" x 7'2" (3.25m x 2.18m)

Having a coloured suite comprising panelled bath, close coupled WC, bidet and pedestal washbasin; high level double glazed window to the rear.

## EXTERIOR

The property occupies an impressive plot which in total extends to approximately 1.75 acres comprising formal gardens and grass paddock at the rear, set back from the lane behind an established walled and hedged frontage. A timber field gate gives access onto a substantial gravelled driveway which continues to the rear of the property providing further off road car standing and, in turn, leads to a detached brick and pantiled double garage which provides secure parking or workshop space.

## DOUBLE GARAGE

23'8" x 18'9" (7.21m x 5.72m)

The garage is of generous proportions having twin up and over doors; power and light; and a bank of solar panels installed to the roof.

Adjacent to the garage is a substantial, mainly single storey, brick and pantiled former barn which, subject to consent, could offer scope for conversion for ancillary accommodation or simply would make excellent storage or workshop space, perfect for a gym or home office. The barn provides further potential with 1,100 sq.ft. of space nominally to the ground floor but with an additional 250 sq.ft. on a first floor attic space. The barn also comprises two initial log stores; a main workshop area with timber stable door leading through into a central well proportioned space; and additional workshop at the rear.

Attached to the rear of the main barn is a further brick and pantiled single storey element with:

## STORE

9'3" x 8'6" (2.82m x 2.59m)

Having a vaulted ceiling with exposed timbers and internal brick work.

## OPEN FRONTED BARN

20' x 9'7" (6.10m x 2.92m)

Adjacent to the store, this has been utilised as an outdoor entertaining space looking out onto the rear garden having a vaulted ceiling with exposed timbers and internal brick elevations; attractive herringbone brick floor and brick chimney breast.

## LOG STORE

14' deep x 6'10" wide (4.27m deep x 2.08m wide)

Having brick floor, exposed brick internal elevation and pitched roof.

## FUEL STORE

14' deep x 6'7" wide (4.27m deep x 2.01m wide)

Having brick floor and pitched roof.

## STABLE/STORE

14' x 14' (4.27m x 4.27m)

A former stable having original wall mounted hay rack and feeding trough beneath, pitched roof with exposed timbers and central beam, brick flooring and two double glazed windows to the front.

A further cottage latch door gives access into:

## CENTRAL WORKSHOP/STORE

13'5" deep x 22'11" wide (4.09m deep x 6.99m wide)

A versatile, well proportioned space having pitched ceiling with exposed king post and truss, two double glazed windows to the front and further door leading through into a further ground floor workshop with steps leading up onto a first floor attic space.

## SECOND WORKSHOP

12'7" deep x 14'8" wide (3.84m deep x 4.47m wide)

Having exposed beams to the ceiling, internal exposed brick and stone work and double glazed windows to two aspects.

## FIRST FLOOR ATTIC SPACE

19'9" x 12'11" (6.02m x 3.94m)

Having pitched roof with exposed timber purlins and double glazed dormer window.

## GARDENS

The gardens extend to all sides. An established westerly facing front garden has a walled boundary, well stocked borders with a range of trees and shrubs and a brick set pathway leading to the front door. To the rear of the property a lawned garden encompasses a substantial aluminium greenhouse. A walled garden with well stocked borders also gives

access to an integral brick storage space located on the ground floor of the property. An attractive brick arched opening leads into the main formal gardens which benefit from a southerly aspect, having a large central lawn, inset ornamental pond, well stocked borders and a range of mature trees and shrubs. This in turn leads down into an orchard and a more horticultural area of the garden with a previously established vegetable and soft fruit garden which looks out onto the property's paddock at the rear which, subject to any necessary consents as well some general maintenance in the paddock, could be used for grazing and, in turn, potential use by an equine purchaser.

## COUNCIL TAX BAND

Melton Borough Council - Band G

## TENURE

Freehold

## ADDITIONAL NOTES

We are informed the property is on mains drainage, electric and water, central heating is oil fired (information taken from Energy performance certificate and/or vendor).

There are solar panels installed which are owned outright and will remain with the property. We understand there maybe historic covenants (dating back to 1920's / 1970's).

## ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:-

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>







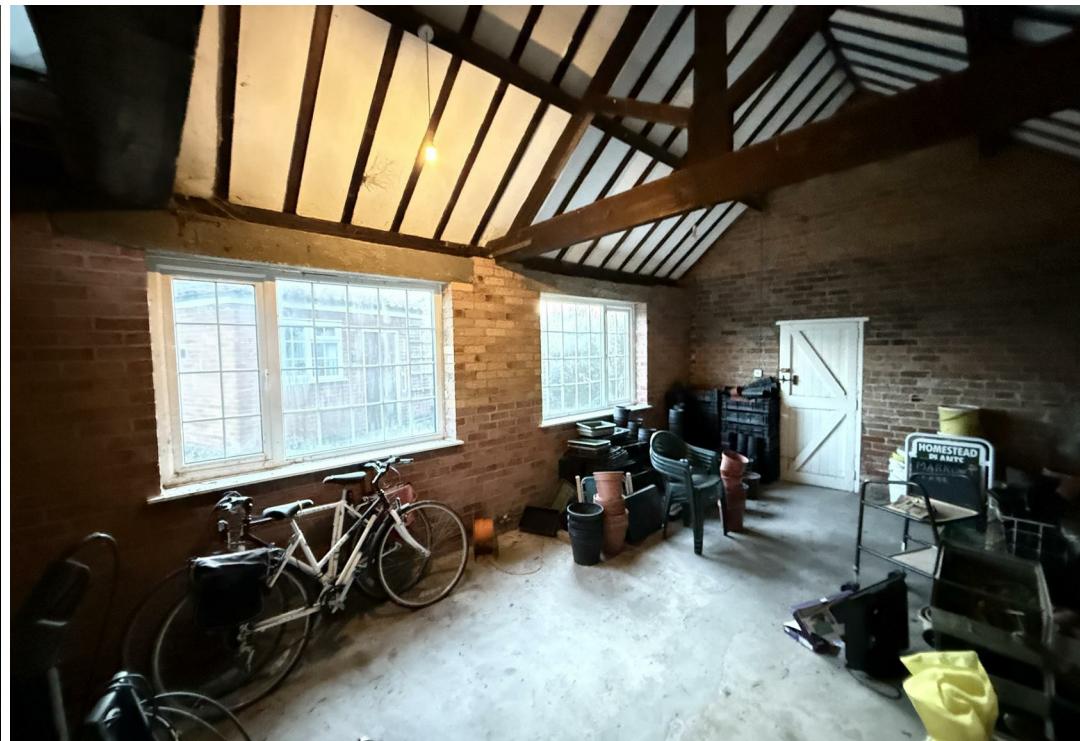










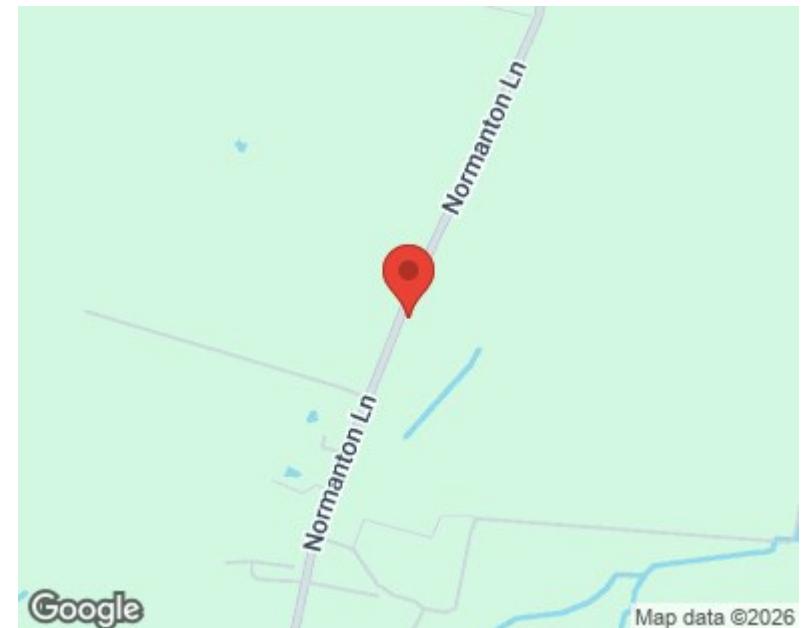






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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Registered in England. Ltd Registration number: 07140024

10 Market Street,  
Bingham NG13 8AB  
Tel: 01949 836678  
Email: [bingham@richardwatkinson.co.uk](mailto:bingham@richardwatkinson.co.uk)

**RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers