

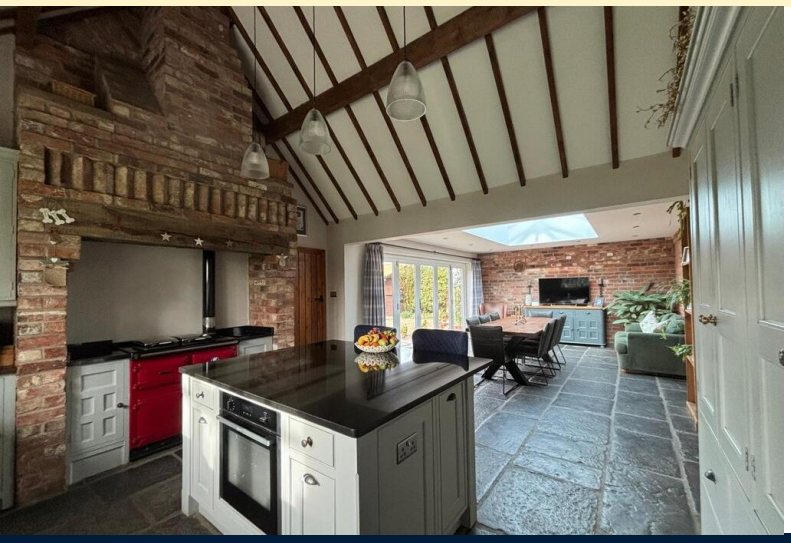
Mundys est 1898

Paddock Barn, 2A Main Street,
Normanton, Bottesford, NG13 0EP

Book a Viewing!

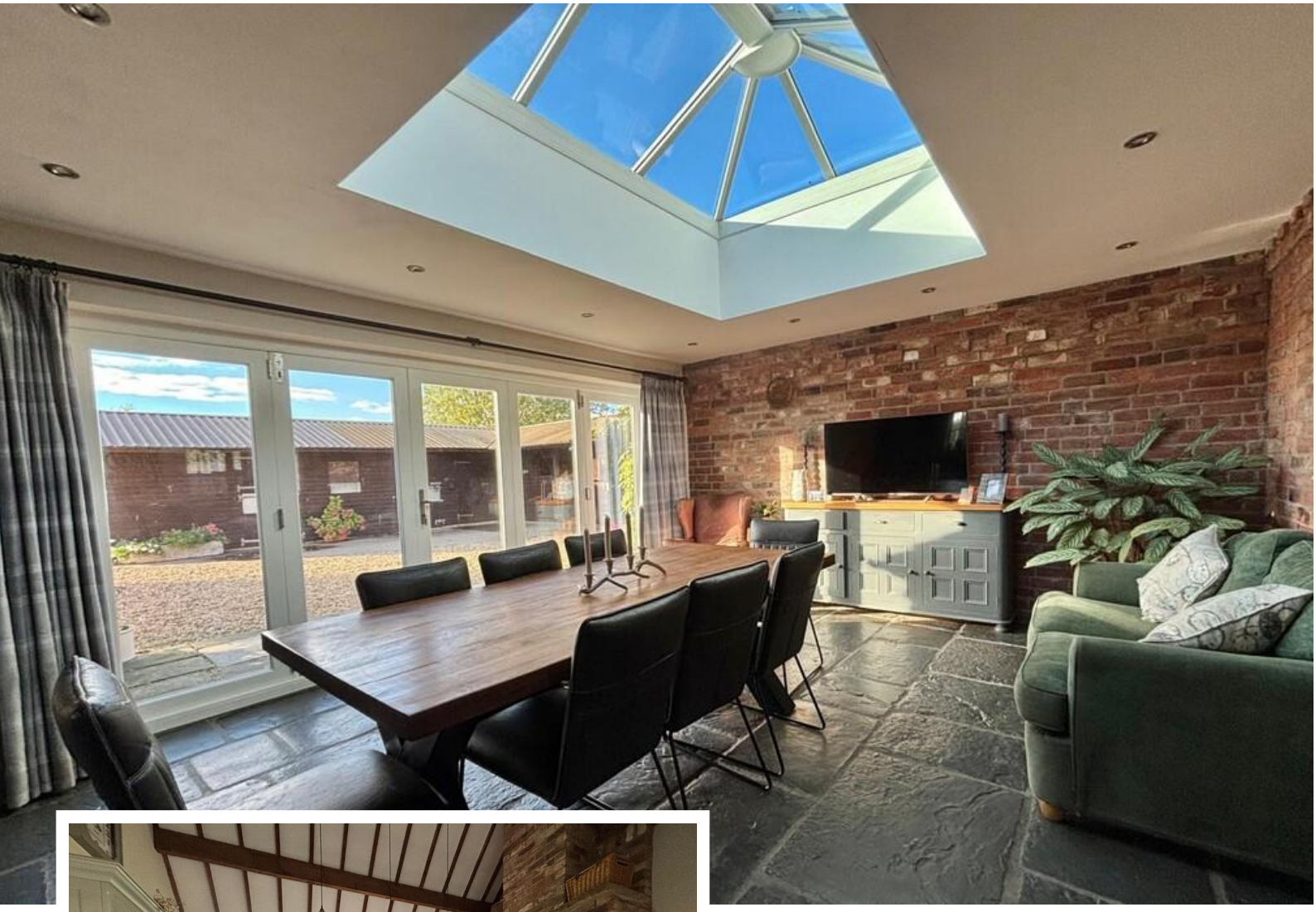
£800,000

A wonderful opportunity to embrace countryside living with this beautifully presented smallholding, combining a stunning barn conversion with equestrian facilities and generous outdoor space, circa 1.26 acres. Finished to a high standard throughout, the home blends traditional features including vaulted beamed ceilings, latch doors and a Rayburn range cooker. With modern comforts such as underfloor heating and bi-folding doors. Two inviting reception rooms, one featuring an open fireplace, provide versatile spaces for relaxing and entertaining. The accommodation also offers a principal bedroom with en-suite, two further double bedrooms and contemporary family bathroom. Outside, the lifestyle appeal continues with a formal south-facing garden, perfect for outdoor dining and enjoying the peaceful surroundings. Two separate entrances provide ample parking, while open barns, a stable block with four stables and tack room, a manège and paddock make this an ideal setting for equestrian enthusiasts or those seeking a country lifestyle. A rare opportunity to enjoy the best of rural living, viewings are highly recommended.





Paddock Barn, 2A Main Street, Normanton, Bottesford, Nottingham, NG13 0EP







LOCATION

Small picturesque village near Bottesford which is also a charming village in Leicestershire, situated near the Nottinghamshire border. Known for its rich history, Bottesford offers a blend of rural beauty and amenities including local shops, pubs, and cafes. The area is popular with families and commuters alike, thanks to its good schools and convenient transport links, including a railway station with connections to Nottingham, Grantham and beyond.

ACCOMMODATION

ENTRANCE HALL

7' 10" x 3' 7" (2.4m x 1.1m) Vaulted beamed ceiling, flagstone tiled floor with underfloor heating and doors to the kitchen diner and to the utility room.

KITCHEN DINER

31' 9" x 15' 1" (9.7m x 4.6m) Fitted with the range of wooden base units with wooden and granite works surfaces incorporating a centre island with breakfast bar and an undercounter double ceramic Butler style sink with a stainless steel mixer tap. Rayburn range cooker, integrated dishwasher and space for fridge freezer.









Vaulted beamed ceiling to the kitchen area, door onto garden and double window overlooking the garden. Dining area with bi-folding double glazed doors, ceiling lantern, inset spotlights, feature exposed brick, door to snug and flagstone tiled flooring with underfloor heating.

UTILITY ROOM
10' 2" x 7' 10" (3.1m x 2.4m) Fitted with a range of Shaker style wall and base units with a worksurface incorporating a sink unit with a stainless steel mixer tap. Under counter spaces for a washing machine and for a dryer, built-in cloaks cupboard, flagstone tiled floor with underfloor heating, access to roof space, inset spotlights and double glazed window overlooking the garden.

SNUG
15' 5" x 13' 1" (4.7m x 4m) Double glazed window to the rear, flagstone tiled flooring with underfloor heating, vaulted beamed ceiling with double glazed Velux skylight window, built-in bespoke storage cabinetry, door to the living room and door to the inner hallway.

LIVING ROOM
15' 5" x 13' 1" into recess (4.7m x 4m) Double glazed windows and French doors onto the patio, vaulted beamed ceiling, laminate flooring with underfloor heating and built-in open fireplace.

INNER HALLWAY
Flagstone tiled floor with underfloor heating, overhead storage cupboard, double glazed window, built-in cupboards and doors to the family bathroom and to all bedrooms.

MASTER BEDROOM
13' 5" x 11' 5" (4.1m x 3.5m) Double glazed window, vaulted beamed ceiling, laminate flooring with underfloor heating, door to en-suite and built-in airing cupboard housing the hot water cylinder.

EN-SUITE
8' 2" x 4' 7" (2.5m x 1.4m) Fitted with a three-piece suite comprising a mains fed shower, pedestal wash hand basin and low level WC. Heated towel rail, extractor and tiled floor with underfloor heating.

BATHROOM
6' 10" x 5' 6" (2.1m x 1.7m) A contemporary three-piece suite comprising a bath, low level WC and wash hand basin with vanity unit. Tiled splashbacks, tiled floor with underfloor heating, sun tunnel, extractor, heated towel rail and feature tongue and groove to walls.









BEDROOM THREE
11' 5" x 10' 9" (3.5m x 3.3m) Double glazed window, vaulted beamed ceiling and laminate flooring with underfloor heating.

BEDROOM TWO
13' 1" x 12' 1" (4m x 3.7m) Double glazed windows, laminate flooring with underfloor heating and vaulted beamed ceilings.

OUTSIDE
Double gates onto gravel driveway, formal lawn gardens, borders with mature plants and shrubs, gravelled and paved patio areas. Secondary entrance with additional parking, open barns, potting shed, five bar gate leading to a stable block of four, a tack room, manège and paddock.

KEY FACTS FOR BUYERS

SERVICES
Mains electricity, water and drainage. Oil central heating.

EPC RATING – D.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - Melton Borough Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

VIEWINGS - By prior appointment through Mundys.

WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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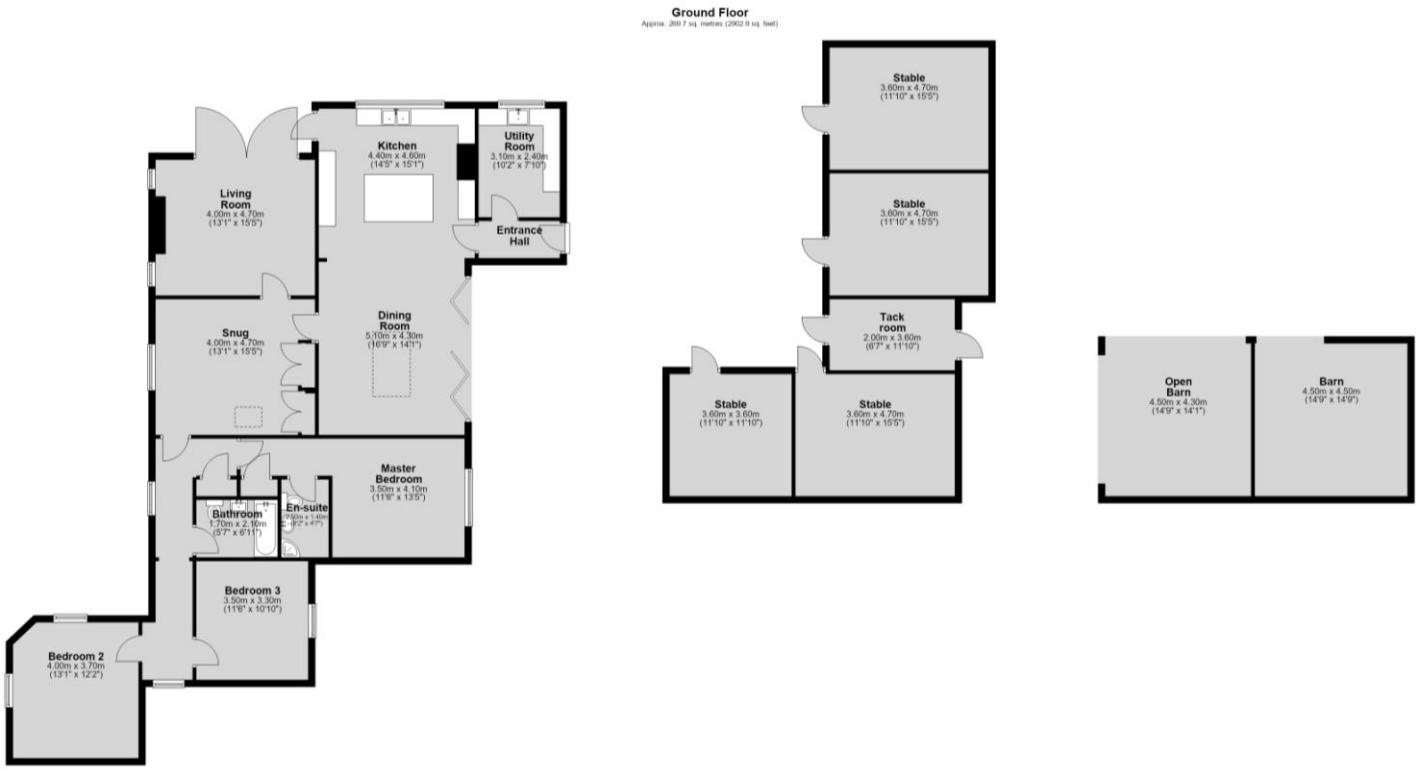
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Total area: approx. 269.7 sq. metres (2902.9 sq. feet)



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The Property Ombudsman