



## The Hayloft

High Street, Waltham On The Wolds



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- Architect designed home over 3,000 square feet
- Impressive double height living space
- Adaptable accommodation ideal for multi-generational living
- Two double ground floor bedrooms, en-suite, family bathroom
- Galleried landing with study area
- Two double first floor bedrooms both with en-suite facilities
- Double garage, enclosed landscaped gardens
- Well serviced village in the Vale of Belvoir
- EPC Rating D / Council Tax Band G / Freehold

### General Description

The Hayloft is an immaculately presented, architect designed home in the style of a barn conversion with the benefit of contemporary interiors. Offering over 3,000 square feet of living space set back from the high street.

The main living area has an impressive full height vaulted ceiling, a well-appointed kitchen with large central island and stairs rising to a feature galleried landing. The ground floor benefits from two large bedrooms and a family bathroom, lending itself to multi-generational living or someone looking for single storey accommodation.

Upstairs, you will find two large double bedrooms both with ensuite facilities.

There is a long driveway off the high street to access the private driveway and double garage. The gardens are fully enclosed, mostly laid to lawn and a seating terrace for alfresco dining. There is also an additional walled kitchen garden area.

### Agents Note

Spacious, adaptable, Tardis like accommodation, must be viewed.





## Location

Waltham on the Wolds is situated in the Northeast corner of Leicestershire within easy access of all major road networks. This ancient village is situated in the Vale of Belvoir with an impressive range of amenities including a church, pub, deli, hairdressers, car garage, village hall, primary school, shop/post office and medical practice all of which are easy walking distance of the property.

The surrounding towns and villages offer excellent schooling of all grades and for the commuter there is a regular train service to London's Kings Cross, available at Grantham (10.9 miles).

## Accommodation Summary

Ground Floor: Entrance hall, open-plan living/dining/kitchen, utility, cloakroom, family bathroom, bedroom, en-suite, bedroom/sitting room.

First Floor: Galleried landing (study area), two bedrooms, two en-suites.

## Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray (01664) 896332.

## Tenure

Freehold.

## Services

We are advised that mains electricity, water, and drainage are connected. The property is serviced by oil fired heating.

## Local Authority

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH (Tel: 01664 502502). Council Tax Band G.

## Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

## Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.







TOTAL FLOOR AREA: 3291 sq.ft. (305.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.  
Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.  
General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

