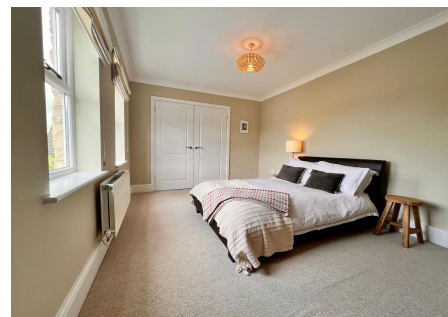




6 FAIR FIELD WALTHAM ON THE WOLDS







This striking barn-style home offers a rare combination of generous proportions, thoughtful design, and modern country living. Situated in the desirable village of Waltham on the Wolds, the home occupies a substantial plot with beautifully landscaped gardens and open countryside behind.

Ground Floor -

Designed for sociable living: The heart of this home is the expansive open-plan kitchen/dining space, designed with family life and entertaining in mind. A cooks Kitchen with three ovens, a central island, integrated appliances, a butlers pantry and garden views, it's the perfect blend of style and practicality. A beautiful gallery landing above adds a real sense of scale and drama, connecting the ground and first floors and flooding the space with natural light. This architectural detail enhances the barn-style feel — open, airy, and made for hosting. The main lounge is a true retreat, centred around an elegant feature fireplace, making it the perfect place to cosy up on winter evenings while still enjoying the views of the garden through the large windows.

Additional ground floor spaces includes

A Laundry Room - Practical Utility/ Boot Room - Dedicated Study or Home Office - Downstairs WC

First & Second Floor – Flexible Family Living

Upstairs offers five double bedrooms spread across two floors. The standout Principal Suite occupies the 2nd floor boasting a generous bedroom, a large bathroom, accessed via an impressive dressing area. Each of the first floor bedrooms offer generous proportions with large fitted wardrobes and peaceful views. The first floor also boasts a large guest suite with dressing area and ensuite ideal for guests and multi generational living.

Garden & Outside -

The landscaped rear garden is a tranquil haven with curved stone walls, shaped hedging, lush planting, and multiple seating areas to enjoy every moment of the day. A charming summerhouse offers a peaceful escape to catch the evening sun.

Waltham On The Wolds, Melton Mowbray, LE14



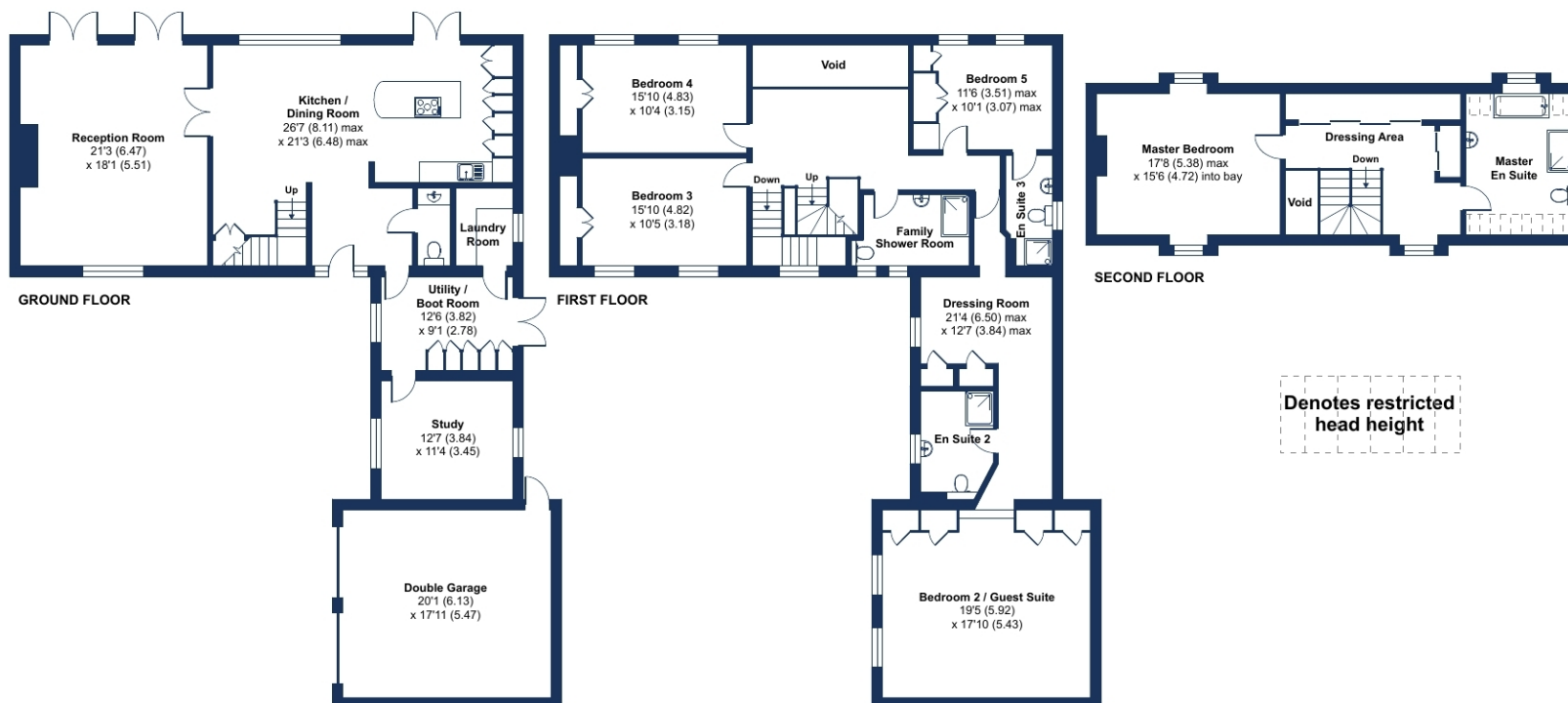
Approximate Area = 3455 sq ft / 320.9 sq m

Limited Use Area(s) = 33 sq ft / 3 sq m

Garage = 360 sq ft / 33.4 sq m

Total = 3848 sq ft / 357.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Moores Estate Agents. REF: 1296533



Moore V Ltd trading as Moores Estate Agents gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Moore V Ltd trading as Moores Estate Agents does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Moore V Ltd trading as Moores Estate Agents does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and we will try to have the information checked for you.



Moores Property Hub 01572 757979
Moores Move to the Country 020 301 11361
Melton 01664 491610
Uppingham 01572 821935

Stamford 01780 484555
Grantham Meet & Greet 01476 855618
Peterborough Meet & Greet 01733 788888
A1 Meet & Greet Stoke Rochford



office@mooresestateagents.com
www.countryequestrianhomes.com