



Hall Farm Barn 26 Mere Road, Waltham On The  
Wolds, LE14 4AL

 **NEWTON FALLOWELL**



4 3 3

## Key Features

- Impressive Stone Built Character Property
- Four Double Bedrooms
- Breakfast Kitchen
- Bathroom & Two En-suite
- Lounge & Garden Room
- Cloakroom WC
- Office/Study & Cellar
- Double Garage
- EPC Rating D
- Freehold

£750,000







Situated in the heart of the idyllic village of Waltham on the Wolds is this impressive stone-built character property. Having been completely restored and updated to deliver the highest standards of contemporary living, the spacious accommodation comprises in brief, entrance hall, cloakroom WC, living room, garden room, office/study area, laundry room, breakfast kitchen and cellar. On the first floor is a stunning main bedroom with a dressing room and en-suite, two further double bedrooms and a family bathroom. There is a further double bedroom on the top floor with a dressing room, an en-suite shower room and plenty of eaves storage. Electric gates give access to a substantial driveway leading to a double garage and an area laid to lawn.

Dating back to around 1865 and having a wealth of character with exposed ceiling beams, spacious rooms and feature fireplaces with inset log burners, the property is accessed via a glazed entrance porch into the hallway with tiled floor, and door off to a cloakroom WC. Step down to a sitting room, office area having a continuation of the tiled floor, feature brick fireplace with a wooden mantel and inset log burner and door off to an inner hallway with stairs rising to the first floor and further door leading into the generous sized living room which has an exposed ceiling beam, tiled floor and a grand feature fireplace with stone surround and hearth and inset log burner. There is a light and airy garden room with a feature log burner in the corner of the room, tiled floor and French doors leading to the patio seating area. Door off to the modern, fitted breakfast kitchen having a lovely range of wall and base units, a centre island, breakfast bar, a Range cooker with splashback and extractor hood above, sink and drainer, ceiling spotlights and exposed beams, space to dine and French doors leading out to the courtyard. There is also a laundry room and cellar with plenty of storage.



Stairs rising to the first floor with doors off to three double bedrooms and a spectacular family bathroom with a four-piece suite comprising a low flush WC, wash hand basin, freestanding roll top bath with ball and claw feet and shower attachment and a double walk-in shower cubicle. There is a further double bedroom on the top floor having a dressing room, an en-suite shower and plenty of eaves storage.



The enclosed rear courtyard garden is paved with a vast array of mature shrubs and bushes.

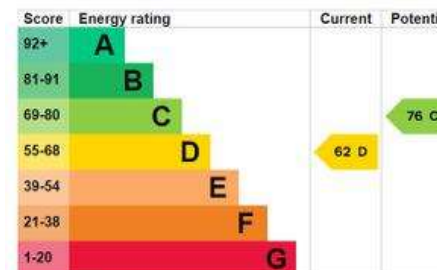
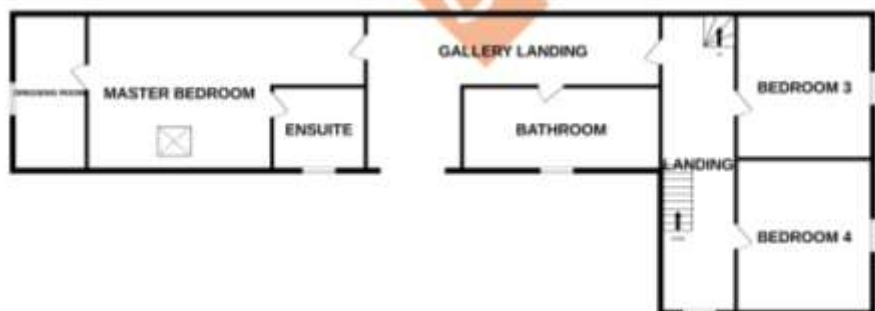
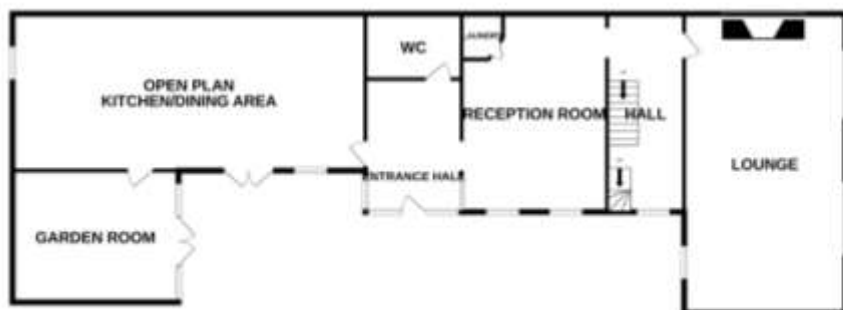
- Entrance Porch 2.85m x 3.84m (9'5" x 12'7")
- Dining Kitchen 4.85m x 10.80m (15'11" x 35'5")
- Garden Room 5.03m x 4.02m (16'6" x 13'2")
- Cloakroom WC 1.78m x 2.93m (5'10" x 9'7")
- Office Area 6.23m x 4.48m (20'5" x 14'8")
- Laundry Room 0.00m x 0.00m (0'0" x 0'0")
- Inner Hall 6.33m x 2.00m (20'10" x 6'7")
- Cellar 0.00m x 0.00m (0'0" x 0'0")
- Lounge 9.05m x 4.97m (29'8" x 16'4")
- Main Bedroom 5.79m x 5.25m (19'0" x 17'2")
- Dressing Room 4.76m x 2.00m (15'7" x 6'7")
- En-suite 2.80m x 2.34m (9'2" x 7'8")
- Family Bathroom 4.40m x 3.76m (14'5" x 12'4")
- Bedroom Three 4.88m x 4.40m (16'0" x 14'5")
- Bedroom Four 4.69m x 4.70m (15'5" x 15'5")
- Bedroom Two 4.29m x 7.13m (14'1" x 23'5")
- En-suite 1.90m x 2.06m (6'2" x 6'10")











The graph shows this property's current and potential energy rating.

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**COUNCIL TAX INFORMATION:**

Local Authority: Melton Borough Council  
Council Tax Band: F

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.