



The Threshing Barn, 57 High Street, Waltham On The Wolds, LE14 4AH



NEWTON FALLOWELL

5 2 2

Key Features

- Characterful Detached Barn Conversion
- Five Spacious Double Bedrooms
- Living Room with Inglenook Fireplace
- Open Plan Kitchen & Dining Room
- Private Front & Rear Gardens
- Gravel Gated Driveway & Double Garage
- Main Bedroom with En-Suite Shower Room
- Motivated to Sell!
- EPC Rating E
- Freehold

Offers over £700,000





Positioned within a delightful plot on the edges of the popular village of Waltham on the Wolds is this striking barn conversion offering spacious accommodation throughout including two reception rooms, a breakfast kitchen, a separate utility room, five double bedrooms, a family bathroom & master en-suite shower room. Offered for sale by motivated sellers, this unique home offers a wealth of characterful features throughout and is positioned with far-reaching countryside views from the private garden. The Threshing Barn is a fine example of a character barn conversion with a modern twist; internal viewings are strongly recommended.

As you approach the property from the front, the glazed entrance door leads through to a useful porch and further into the main hallway. With open stairs leading to the first-floor landing and door off to the downstairs WC. The first sitting room features an inglenook fireplace creating a real focal point to the room whilst double doors lead out to the rear garden. The separate dining room offers a dual aspect and access to the breakfast kitchen. Fitted with a range of shaker-style wall and base units providing ample storage throughout along with an eye-level double oven and dishwasher. The kitchen provides lovely views over the front and rear garden and ample space for a breakfast table. Access then leads through into the separate utility room and double garage. The utility area has been fitted with wall and base units with two external doors to the side and rear garden. From the first floor landing you have five spacious bedrooms, all offering space for double beds but could offer flexibility for an office or hobby space if required. The master bedroom features stunning views over open countryside and a three-piece en-suite shower room. The three-piece family bathroom completes the first floor and internal space.



The property sits on a generous and rather unique plot with a stone-walled front garden. The gated driveway provides ample parking for several vehicles with barn-style doors opening into the double garage. Although positioned to the front, the garden provides a high degree of privacy and natural sunshine throughout the day. The private rear garden is mainly laid to lawn with a paved patio providing a useful seating area. Waltham on the Wolds provides a wealth of local amenities and easy access to Melton Mowbray, Oakham & Grantham along with the wider road & rail network.



Entrance Porch 2.73m x 1.50m (9'0" x 4'11")

Entrance Hall 3.59m x 2.02m (11'10" x 6'7")

Living Room 5.99m x 5.21m (19'8" x 17'1")

Downstairs WC 2.72m x 0.84m (8'11" x 2'10")

Dining Room 5.20m x 3.34m (17'1" x 11'0")

Kitchen Breakfast Room 5.22m x 3.56m (17'1" x 11'8")

Utility Room 3.99m x 1.77m (13'1" x 5'10")

First Floor Landing 6.07m x 2.74m (19'11" x 9'0")

Bedroom One 6.01m x 5.26m (19'8" x 17'4")

En-Suite 2.26m x 1.90m (7'5" x 6'2")

Bedroom Two 4.14m x 3.32m (13'7" x 10'11")

Bedroom Three 4.15m x 3.07m (13'7" x 10'1")

Bedroom Four 3.48m x 3.12m (11'5" x 10'2")

Bedroom Five 3.47m x 2.00m (11'5" x 6'7")

Family Bathroom 3.02m x 2.11m (9'11" x 6'11")

Double Garage 5.73m x 5.70m (18'10" x 18'8")

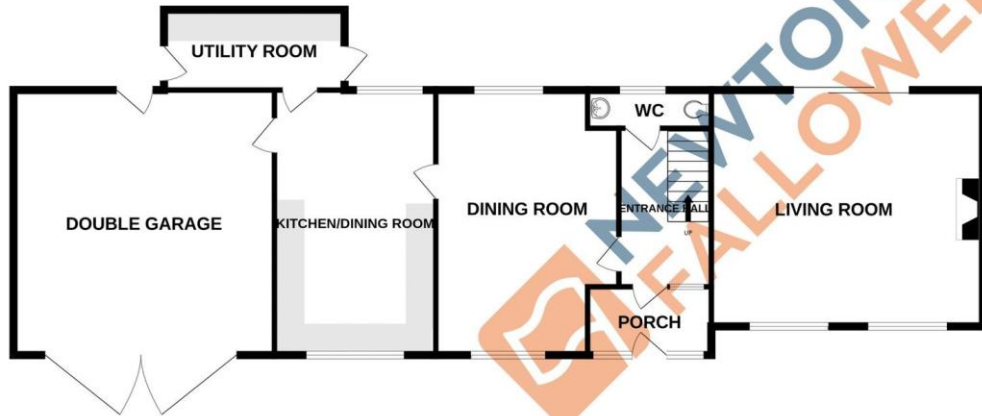




1ST FLOOR
1200 sq.ft. (111.5 sq.m.) approx.



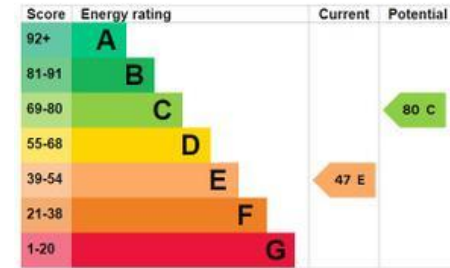
GROUND FLOOR
1373 sq.ft. (127.6 sq.m.) approx.



HIGH STREET, WALTHAM ON THE WOLDS, LE14 4AH

TOTAL FLOOR AREA : 2573 sq.ft. (239.1 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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The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
Council Tax Band: G

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.

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