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High Street, Waltham



When it comes to
property it must be


lovelle



£295,000



This immaculate end-of-terrace property, built around 1750 in the sought-after Waltham Village, boasts four spacious bedrooms, three charming reception rooms, a chef's dream kitchen, two luxurious bathrooms, a retail unit with investment potential, and is ideally located near local amenities, green spaces, and excellent public transport links.

Key Features

- Located in Waltham Village
- Four spacious bedrooms
- Modern, luxurious bathrooms
- Three charming reception rooms
- Includes retail unit
- uPVC double glazing & Gas central heating
- EPC rating TBC
- Tenure: Freehold





For sale with NO ONWARD CHAIN is an immaculate end-of-terrace cottage, steeped in history and believed to be built around 1750. This stunning property presents a unique opportunity for families in the sought-after location of Waltham Village, and is ideally positioned opposite the cenotaph and within walking distance of local amenities, green spaces, and superb public transport links.

The property boasts four spacious bedrooms, all exuding an aura of relaxation and tranquillity. Bedroom one is a generously-sized double room that benefits from an en-suite shower room and bespoke handmade wardrobes. Bedroom two, another double, features dual aspect windows that bathe the room in natural light. Bedrooms three and four continue the theme of space and comfort.

The property also features two immaculate bathrooms. The family bathroom is a study in luxury, complete with a freestanding roll-top bath, tongue and groove panelling, a WC, sink, vanity unit, and a towel radiator. The second bathroom, an en-suite to Bedroom one, offers modern part-tiled walls, a shower, sink, WC, and a towel radiator.

The kitchen, with a vaulted ceiling and quarry-tiled floors, is a chef's dream. Complete with white wall and base units, an oven and gas hob, a sink, and plumbing for a washer, it provides a perfect balance of functionality and style. The kitchen also flows seamlessly into the dining area, a light and spacious room that was formerly a cow shed and has a door leading to the garden.

The property boasts three reception rooms, each with its own charm. The lounge offers a period fire surround and storage to each alcove, providing a cosy space for relaxation. The snug, with a multi-fuel stove, York stone window sill, and quarry tiles, is a haven of warmth. The third reception room is a dining area off the kitchen, providing a spacious area for family meals and entertaining.

A unique feature of this property is the inclusion of a retail unit. This unit, on a separate title, offers huge potential as an investment, income, or perhaps as additional living space for the main house.

The property is superbly presented with characterful features that speak to its interesting history. It benefits from uPVC double glazing and gas central heating, ensuring comfort year-round. Outside, a courtyard-style garden houses a WC and brick store, adding to the property's charm.

Located near schools, local amenities, and green spaces, this property is perfect for families. With nearby parks, walking and cycling routes, and prominent position, it offers an enviable lifestyle. The property is also within easy reach of pubs, bar & grills, making it perfect for those who enjoy socialising.

With its spacious accommodation, characterful features, and superb presentation, this end-of-terrace property is a must-see for anyone seeking a family home in a sought-after location. Don't miss this opportunity to own a piece of history, complete with modern comforts and convenience.

House Measurements

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Entrance Hall 6.84m X 1.03m

Lounge 3.68m X 4.03m

Snug 2.82m X 4.08m

Kitchen 2.72m X 4.62m

Dining Room 3.11m X 3.13m

Bedroom 1 4.05m X 3.71m

En-suite 1.00m X 2.87m

Bedroom 2 3.30m X 3.72m

Bedroom 3 2.74m X 3.07m

Bedroom 4 3.08m X 2.85m

Bathroom 2.17m X 2.80m

Garden Store 2.19m X 1.38m

Outside WC 0.86m X 1.39m





Commercial Unit

Registered on a separate title and to be included within the sale is this wonderful commercial premises with a prominent High Street position, offering much potential to be explored by the lucky new owners. Whether that be retaining as an investment and renting the premises to generate a steady income stream or perhaps utilising the space as a guest suite or additional accommodation for the house. Whilst offering a range of exciting opportunities, prospective purchasers must consult with the local authority and their legal representatives to ensure that permission would be granted. There is also the option of a future resale.

Measurements

Shop Floor 3.53m X 5.06m

Storage/Kitchenette 2.62m X 2.34m

WC 1.49m X 0.70m

Rateable Value £3404

EPC Rating C

Timber windows (under conservation).

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Broadband and Mobile

It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.

William was a man of the community and when the newly formed Parish Council was created in 1895 he volunteered his services and became an Overseer of the Poor. His business was doing well, but William was ambitious and wanted to expand. He opened a new shop in the village of Laceby and began advertising his business in periodicals. A typical entry, taken from the Kelly's directory of 1900 reads: "William Edward Topliss, draper, milliner, dress maker, grocer, provision merchant, boot and shoe warehouse and clothier: London & Manchester warehouse, Ludgate Hill/; and at Laceby".



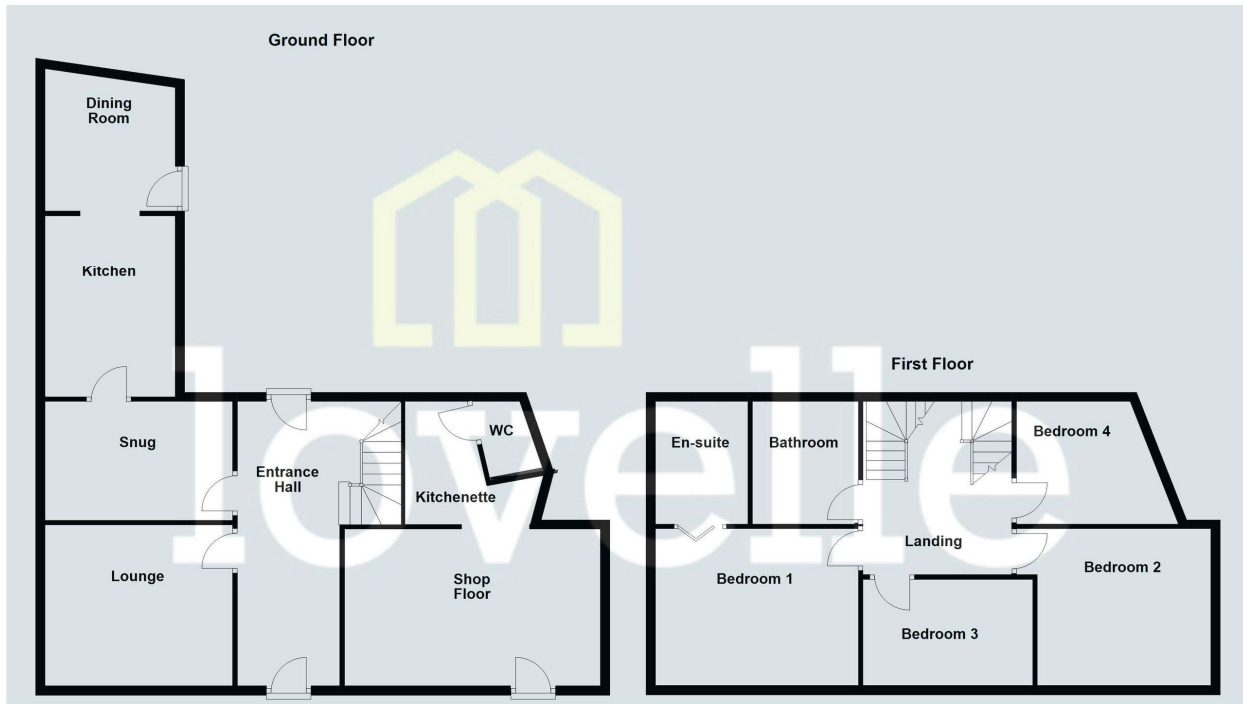
William and Almenia Topliss outside the shop in the High Street 1910.

Sad news reached the shop in 1904 when William was told of the death of his father, Thomas. His mother Mary was to live a lot longer and stayed on at 'The Laurels' with her daughter Elizabeth until she passed away in 1912. William's children worked in the family business until the start of the First World War.

Recruiting for the army began in

and around the village and most young men joined, both Sydney and Ernest were enlisted in Grimsby and went as privates into the 9th Battalion Tank Company. Ernest Edward was 20 years old and unmarried at the outset of the war. His company was sent to France, to fight in and around the Somme and Amiens area. In the May of 1918 he was given a long overdue break and came home for two weeks leave. At the end of his leave he was reluctant to go back. He felt he had done his bit for the country and decided to remain in the





Please be advised that the floor plan is not drawn to scale and is to be used for illustrative purposes only.
Plan produced using PlanUp.

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