



Harvest Home Melton Road, Waltham on the Wolds,
LE14 4AJ

 **NEWTON FALLOWELL**

 6  3  5

Key Features

- Stunning Barn Conversion
- Two Bedroom Annexe
- Four Bedrooms
- Open Plan Living Kitchen
- Sitting Room, Snug, Sunroom
- Two Bathroom & One En-suite
- Off-Road Parking
- Desirable Village Location
- EPC Rating E
- Freehold

£650,000





Parking Arrangements: Two Entrances, Driveway
 Heating: Oil
 Vendors Position: No Onward Chain
 Garden Orientation: Southeast Facing Wrap Around
 Garden
 EPC Rating: E
 Council Tax Band: F
 Total Living Space: Approx 2153 sqft

A rare opportunity to acquire this stunning and spacious four bedroom barn conversion situated in the desirable village of Waltham on the Wolds with the added benefit of an attached two bedroom annexe. The property has an abundance of character with original wooden beams, is neutrally decorated throughout and comprises in brief, a spacious open plan living, dining, kitchen, utility room, cloakroom WC, sitting room, snug and an oak framed sunroom. On the first floor are four double bedrooms, the main bedroom being exceptionally large with fitted wardrobes, a modern en-suite shower room and there is a contemporary family bathroom. The annexe has a separate entrance and driveway, is in pristine condition and would be ideal for family members or as rented accommodation.

Accessed via a wooden glass paned door into the spacious open plan living, dining, kitchen. The living area has a multi-fuel stove within a brick fireplace, wooden floorboards, dual aspect windows, patio doors leading to the rear garden, and space to dine with ample room for table and chairs. The breakfast kitchen has a centre island with an array of contemporary 'Shaker' style wall and base units, a large Range cooker, dishwasher, space for an 'American' style fridge freezer, Belfast sink and mixer tap. From the kitchen you can access the separate sitting room with patio doors and windows on all sides, a downstairs WC having a two-piece white suite, a utility room with wall and base units, space and plumbing for a washing machine and tumble dryer.



A snug currently used as a home office and door leading to the driveway and garden, an oak framed sunroom having floor to ceiling windows overlooking the rear garden. Stairs rising to the first floor with original exposed beams to the ceiling, four double bedrooms and a family bathroom with a contemporary four-piece suite.

The annexe has a separate driveway and entrance with a door into the hallway, stairs rising to the first floor, door through to a lounge having a feature exposed natural stone wall, beams to the ceiling and neutral decoration. The kitchen is fitted with a range of wall and base units, electric oven and hob, space and plumbing for a washing machine and fridge freezer. Stairs rising to the first-floor landing with doors off to two bedrooms and a family bathroom.

Cloakroom 0.9m x 1.5m (3'0" x 4'11")

Open Plan Living Kitchen 5.2m x 12.2m (17'1" x 40'0")

Utility 3.1m x 1.8m (10'2" x 5'11")

Sitting Room 5.5m x 5.2m (18'0" x 17'1")

Sunroom 2.4m x 4.6m (7'11" x 15'1")

Bedroom One 3.7m x 5.2m (12'1" x 17'1")

En-suite 2.5m x 1.5m (8'2" x 4'11")

Bedroom Two 5.2m x 3.1m (17'1" x 10'2")

Bedroom Three 3.7m x 3.1m (12'1" x 10'2")

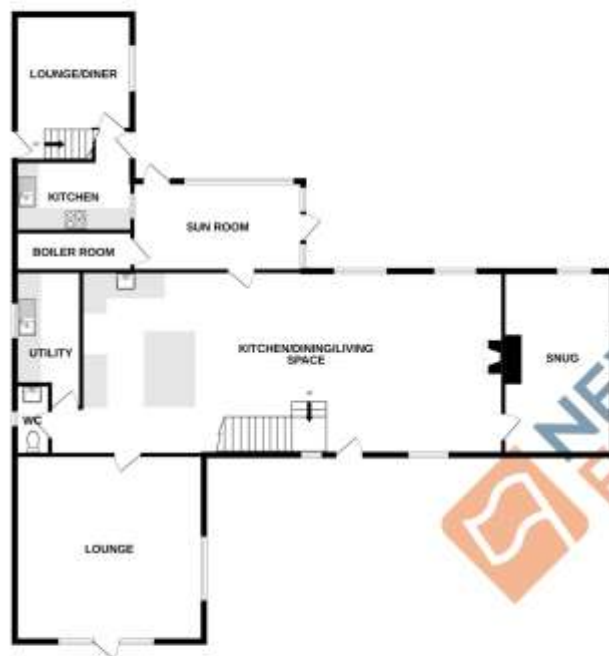
Bedroom Four 3.1m x 2.8m (10'2" x 9'2")

Bathroom 3.1m x 2.8m (10'2" x 9'2")





GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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 £62 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.