

Bramley Farm 34 High Street, Waltham On The Wolds, Melton Mowbray, LE14

4AH

Offers in the region of £830,000

Council Tax Band C



Village living at its finest — a meticulously finished home where every detail has been designed for comfort, style and effortless everyday living.

Set behind an attractive stone façade, this impressive home immediately sets the tone for what's to come — a property that has been thoughtfully enhanced and meticulously maintained, blending original charm with a high-quality, contemporary finish throughout.

At the heart of the home is a stunning open-plan kitchen, dining and living space — designed for both everyday living and effortless entertaining. Bespoke cabinetry, premium appliances and elegant styling create a space that feels both luxurious and inviting, while bi-fold doors open seamlessly onto the landscaped garden, bringing the outside in.

The property offers an exceptional level of versatility, with multiple reception areas that provide flexibility for modern family life — whether that's cosy evenings by the fire, a dedicated home office, or a separate



13 Sherrard Street, Melton Mowbray, Leicestershire, LE13 1XH
 0333 242 3760
 Beth@houseandhomebespoke.co.uk

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Approximate Area = 2416 sq ft / 224.4 sq m
 Garage = 171 sq ft / 15.8 sq m
 Outbuilding = 367 sq ft / 34 sq m
 Total = 2954 sq ft / 274.2 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). © ritchecom 2026. Produced for House and Home Bespoke. REF: 1437780

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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