



Dairy House, Waltham on the Wolds



A stunning conversion of an 1800s stone dairy, offering over 2,800 sq. ft. of beautifully finished, eco-friendly living space. Combining character features with modern design, this unique home provides spacious and versatile accommodation in a sought-after village setting.

- Stunning conversion of an 1800s stone dairy
- Over 2,800 sq. ft. of beautifully presented accommodation
- Five double bedrooms including principal en-suite
- Family bathroom plus Jack & Jill shower room
- Bespoke handcrafted kitchen with granite worktops
- Four versatile reception rooms including garden room
- Underfloor heating to the majority of the property
- Private south-facing garden backing onto farmland
- Ample off-road parking in sought-after village location





A stunning reimagined stone dairy dating back to the 1800s, now offering over 2,800 sq. ft. of beautifully finished, eco-friendly living space. This unique home combines heritage character with modern efficiency, providing five double bedrooms, including an en-suite, family bathroom, and a Jack & Jill shower room, and four versatile reception rooms.

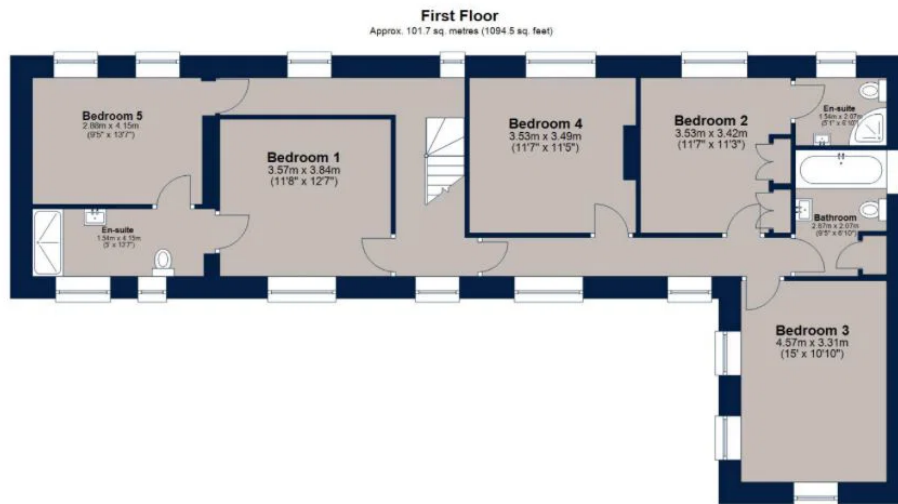
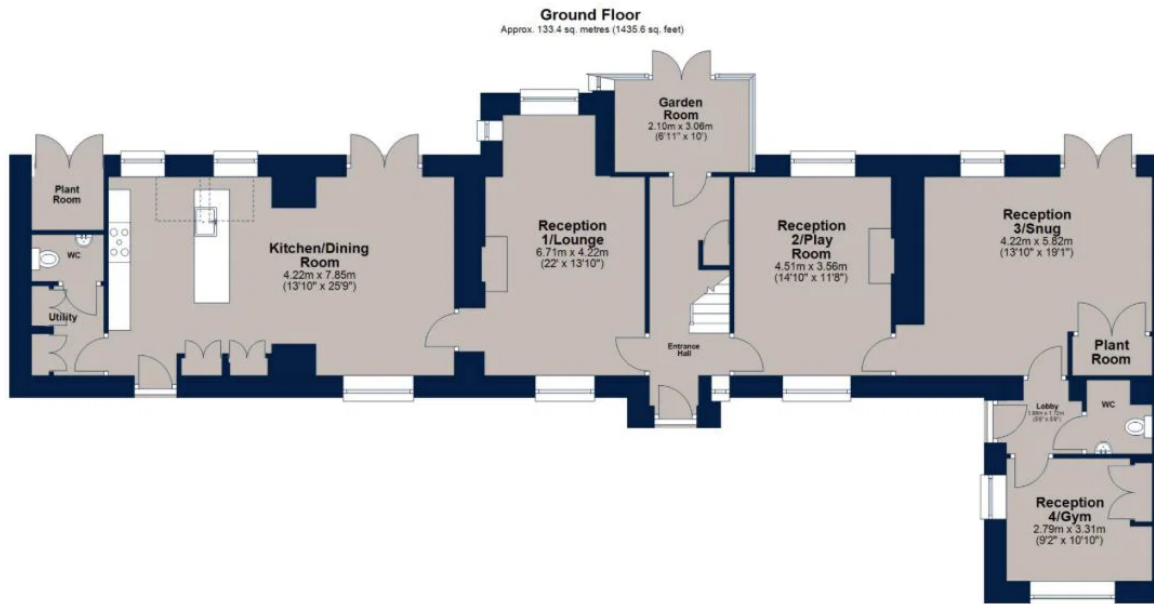
At the heart of the property is a bespoke handcrafted kitchen, finished with granite worktops and a generous peninsula, creating a wonderful open-plan space for family living and entertaining. The reception rooms are equally impressive, with feature fireplaces, underfloor heating to the majority of the house, and a garden room opening directly onto the south-facing landscaped garden.

Upstairs, all bedrooms are light and spacious, with the principal suite benefitting from en-suite facilities and countryside views. The home is powered by two air source heat pumps, providing all heating and hot water, with transferable RHI payments offering an added benefit.



Externally, the property enjoys a private, southerly facing garden with patio and raised lawned area, backing onto allotments and farmland. A block-paved frontage provides ample off-road parking for several vehicles.

The property is ideally positioned in the sought-after village of Waltham on the Wolds, just 5 miles from Melton Mowbray and within easy reach of Grantham and the A1. The village offers excellent amenities, including a popular pub, village shop, post office and primary school, making this a perfect combination of rural charm and modern convenience.



Total Area: approx. 257 sq. metres (2766.32 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	56	
(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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