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Waltham Road
Thorpe Arnold

- Exceptional Dutch Barn-style residence
- Exclusive gated development of just three homes
- Double-height open-plan living space
- Bespoke Sherwin Hall kitchen
- Four double bedrooms all with private en suites
- Underfloor heating throughout
- Beautiful wrap-around gardens with extensive terrace
- Double integral garage with electric door
- EPC Rating B / Council Tax Band G / Freehold

Alexanders Estate Agents are delighted to present Bilberry Barn, an exceptional four-bedroom Dutch Barn-style residence forming part of an exclusive gated development of just three individually designed homes at Berry Thorpe Farm, completed in 2026. Set in a wonderful rural position between Thorpe Arnold, Waltham on the Wolds and Melton Mowbray, this striking contemporary home enjoys far-reaching views across the Vale of Belvoir and an impressive blend of architectural design, natural light and high-quality craftsmanship.

At the heart of the home is a spectacular double-height open-plan kitchen, dining and living space, centred around a bespoke Sherwin Hall kitchen with quartz worktops, substantial island and La Cornue range cooker, with full-height glazing drawing the surrounding countryside into the room. The accommodation also includes a separate sitting room, four generous double bedrooms with private en suites and a particularly impressive main bedroom suite with dressing room, four-piece bathroom and bi-fold doors opening onto a private balcony.

Outside, the property occupies a generous plot with wrap-around gardens, a substantial paved terrace and a bespoke brick-built BBQ area with pergola and built-in seating, all enjoying the peaceful rural surroundings and far-reaching views. A double integral garage and further private parking within the secure gated development complete what is an exceptional home in a wonderfully secluded yet accessible setting.













Accommodation:
Arranged over two floors, the accommodation is centred around an impressive entrance hall featuring a striking walnut staircase with glazed balustrade leading to the galleried first-floor landing. The principal living space is undoubtedly the spectacular open-plan kitchen/living area, where the double-height proportions and full-height glazing create an exceptional sense of space while making the most of the surrounding countryside views.

The bespoke Sherwin Hall kitchen is fitted with quartz worktops, a substantial central island and La Cornue range cooker, with the space flowing naturally into the dining and living areas. The ground floor also provides a separate sitting room overlooking the countryside, together with a generous cloakroom and utility room.

The first floor provides four generous double bedrooms, each enjoying its own beautifully appointed private en suite. The main bedroom suite is particularly impressive, with bi-fold doors opening onto a private balcony, a walk-in wardrobe and luxurious four-piece en suite bathroom. The remaining bedrooms are equally well proportioned, each enjoying its own outlook and the same high standard of finish.

Underfloor heating is installed throughout and powered by an efficient air source heat pump, complementing the property's contemporary specification and providing efficient, comfortable heating throughout.

Gardens and land:
Approached through a private gated entrance, Bilberry Barn occupies a generous plot with wrap-around gardens extending around the property. Predominantly laid to lawn and enclosed by established boundaries, the gardens have been thoughtfully designed to complement the architecture while making the most of the property's wonderful rural outlook.

A substantial paved terrace immediately adjoins the house, providing an ideal area for outdoor dining and entertaining. Beyond this, a bespoke brick-built BBQ area with pergola and built-in seating creates a dedicated space for alfresco gatherings, all enjoying the panoramic views and peaceful surroundings.

Further benefits include a double integral garage with electric door and additional private off-road parking within the secure gated development.

Location:
Berry Thorpe Farm enjoys a peaceful rural position on the outskirts of Thorpe Arnold, a historic village situated approximately two miles north-east of Melton Mowbray. Surrounded by the rolling countryside of the Leicestershire Wolds, the village retains a strong community feel and is home to the Church of St Mary the Virgin, with the surrounding countryside providing excellent opportunities for walking and outdoor pursuits.

Melton Mowbray is conveniently close by, offering an extensive range of shopping, leisure and everyday amenities together with excellent transport connections. A choice of traditional country pubs and recreational facilities can be found within the surrounding villages, while Melton Mowbray Golf Club is approximately one mile away and Thorpe Arnold Cricket Club around half a mile from the property.

The combination of a peaceful rural setting, far-reaching countryside views and easy access to Melton Mowbray makes Berry Thorpe Farm a particularly desirable location for those seeking a contemporary home away from the everyday without being too far removed from local amenities.

Method of Sale:
The property is offered for sale by Private Treaty.

Measurements:
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:
The property is being sold freehold with vacant possession upon completion.

Local Authority:
Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH. Council Tax Band G.

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray, 21 Market Place, Melton Mowbray, LE13 1XD.

Services:
The property is connected to mains electricity, water, and drainage.

Heating is provided by an air source heat pump system and the property benefits from under-floor heating.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

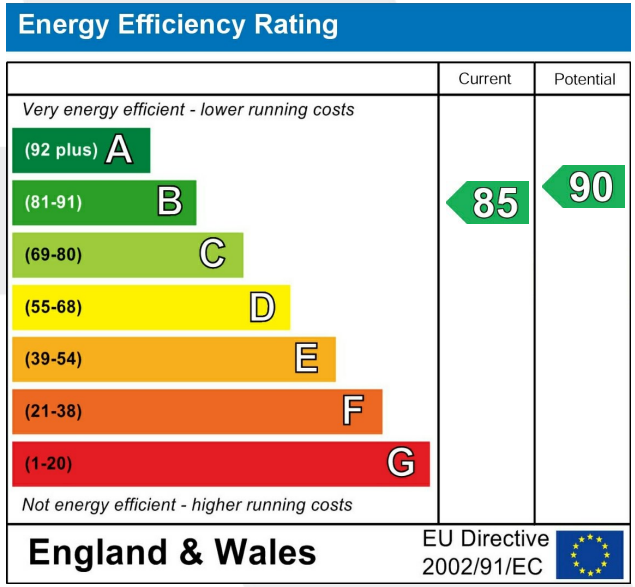

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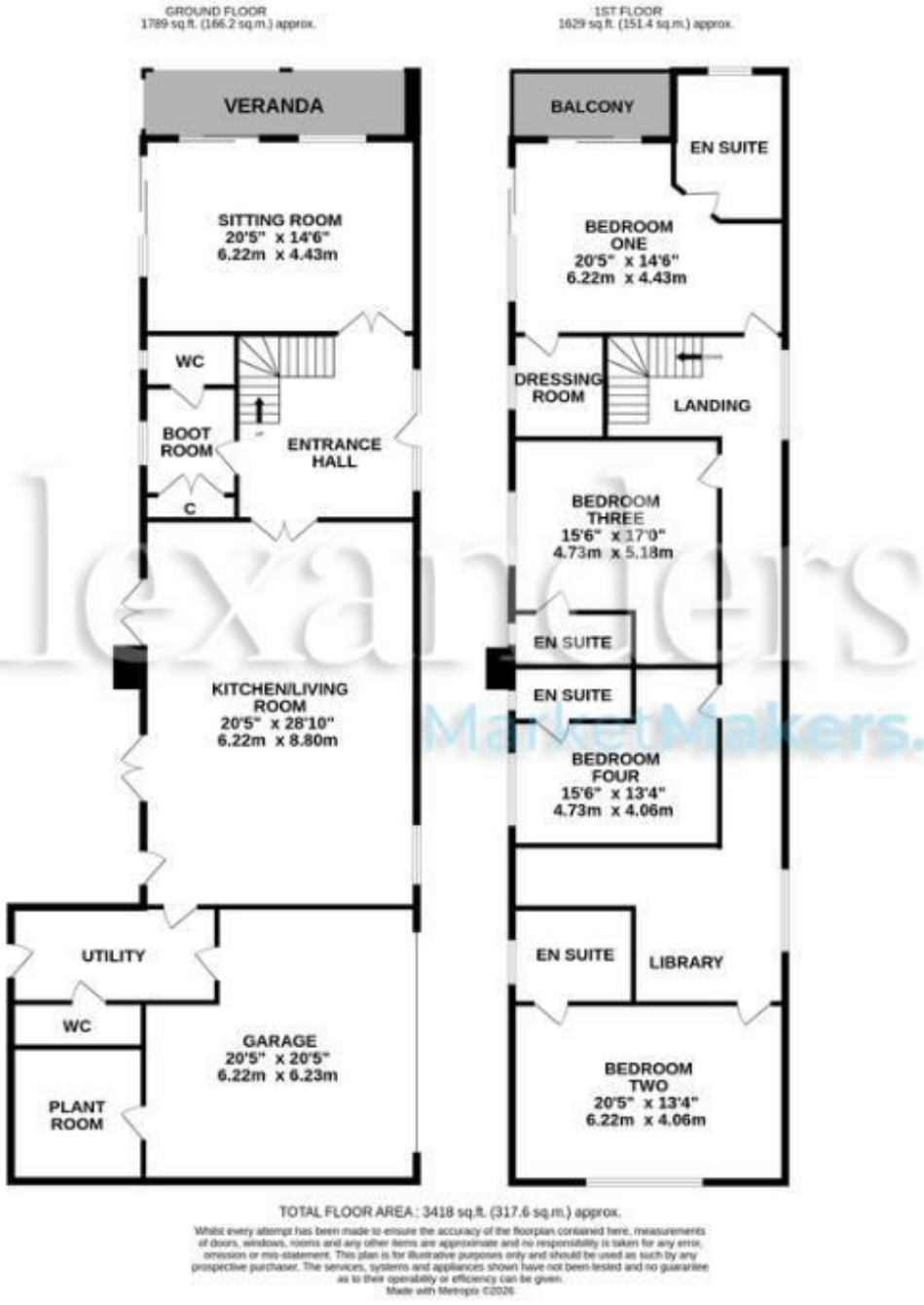
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.







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