



Harvest Home, Melton Road, Waltham on the Wolds
£650,000

 **NEWTON FALLOWELL**

Harvest Home

Melton Road, Melton Mowbray

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

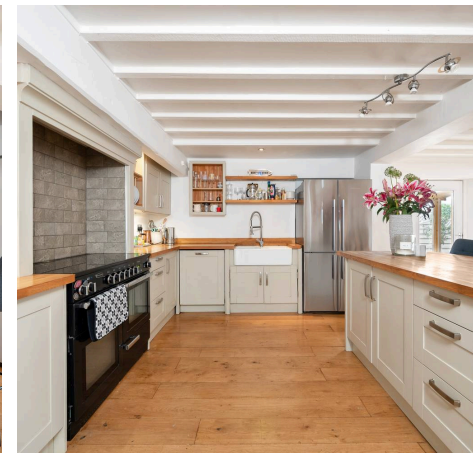
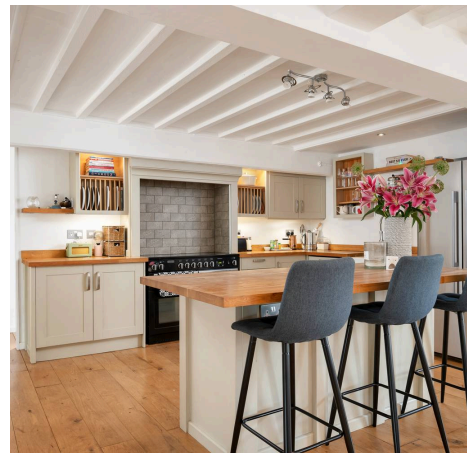
A rare opportunity to acquire this stunning and spacious four bedroom barn conversion situated in the desirable village of Waltham on the Wolds with the added benefit of an attached two bedroom annexe. The property has an abundance of character with original wooden beams, is neutrally decorated throughout and comprises in brief, a spacious open plan living, dining, kitchen, utility room, cloakroom WC, sitting room, snug and an oak framed sun room. 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.

Council Tax band: F

Tenure: Freehold

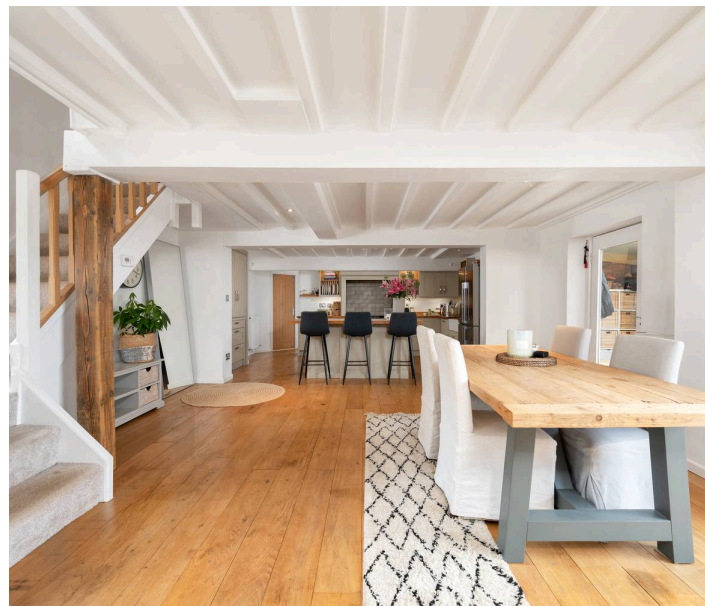
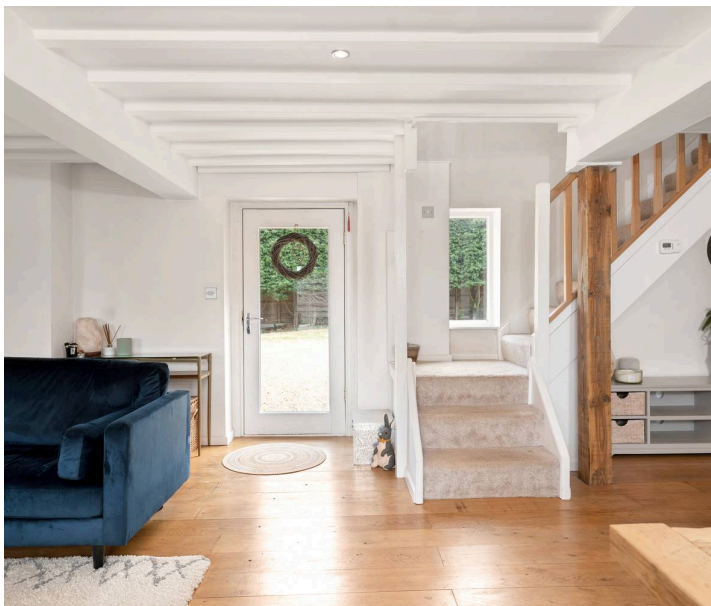
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





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 sun room 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

2' 11" x 4' 11" (0.90m x 1.50m)

Open Plan Living Kitchen

17' 1" x 40' 0" (5.20m x 12.20m)

Utility Room

10' 2" x 5' 11" (3.10m x 1.80m)

Sitting Room

18' 1" x 17' 1" (5.50m x 5.20m)

Sunroom

7' 10" x 15' 1" (2.40m x 4.60m)

Bedroom One

12' 2" x 17' 1" (3.70m x 5.20m)

En-suite

8' 2" x 4' 11" (2.50m x 1.50m)

Bedroom Two

17' 1" x 10' 2" (5.20m x 3.10m)

Bedroom Three

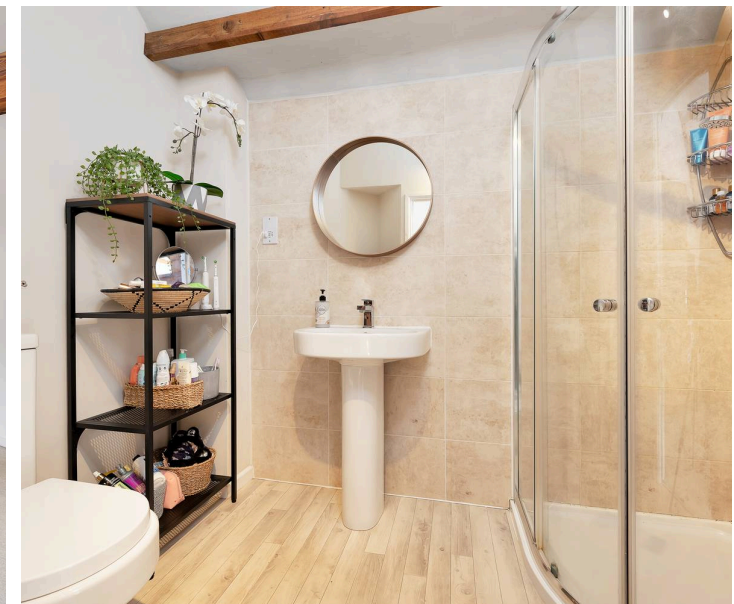
12' 2" x 10' 2" (3.70m x 3.10m)

Bedroom Four

10' 2" x 9' 2" (3.10m x 2.80m)

Bathroom

10' 2" x 9' 2" (3.10m x 2.80m)





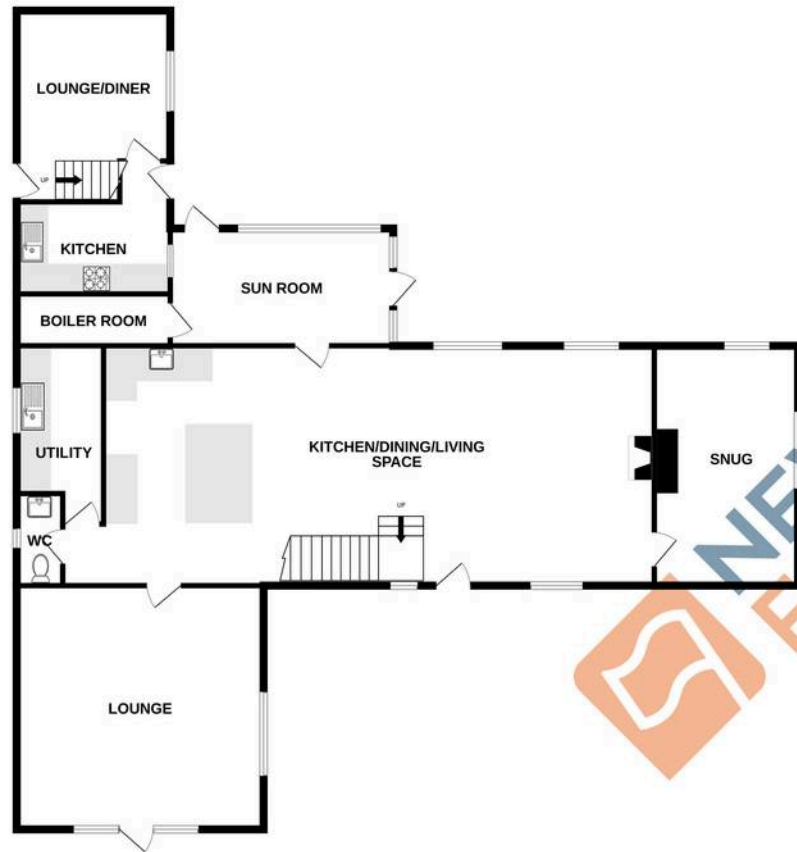
Substantial Gravelled Driveway

Ample Parking Spaces

Viewings are highly recommended to appreciate the quality of this spacious barn conversion situated in the desirable village of Waltham on the Wolds.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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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