



High Street, Waltham On The Wolds

£825,000



 **SPREY**
PROPERTY



Set within the charming ironstone village of Waltham on the Wolds, this beautifully presented home offers flexible, well-proportioned premium accommodation. Formerly the village dairy, this unique property is rich in history (originally constructed in the 1800s) and has been significantly extended to boast around 2800sq ft of versatile accommodation. The current owners have extensively renovated and remodelled the property to a very high-standard within the last five years, including significantly improving the energy efficiency through thermal upgrade, and the installation of individually thermostatically controlled underfloor heating to the majority of the rooms and two air source heat pumps.

The welcoming entrance hall, with limestone tiled floor, leads to two wonderful dual aspect reception rooms, both benefitting from feature fireplaces with inset multi-fuel burners and stone hearths. These are spacious yet cosy retreats for the family, or to retire to when entertaining large parties, and incorporate underfloor heating throughout. To the rear of the entrance hall is a garden room with quarry-tiled floor and double doors, leading to the southerly facing garden with mature, blossoming cherry trees.

The heart of the home is an open-plan kitchen and dining area, spacious enough for any dining party, with double doors onto the patio seating area for even more versatility. The stunning bespoke kitchen was designed by local craftspeople, incorporating granite worktops with upstands, a large peninsula, a Belfast sink, a range of Cotswold-style units at eye and base level, a double larder unit and limestone tiled flooring that also benefits from underfloor heating. There is an electric range-style cooker with induction hob and cooker hood over, a built-in dishwasher and exposed beams and Velux windows.





The adjoining utility room incorporates matching large bespoke cabinetry, including built-in space for a washing machine and tumble dryer, with plenty of additional storage and a solid oak worktop, and a separate WC attached.

There are two further spacious dual aspect reception rooms to the right hand side of the property, currently used as a gym with built-in cupboard, and a snug room with exposed beams and double doors to garden, plus an additional downstairs WC and external access to the block-paved front of the property.

The first floor offers sizeable accommodation with five double bedrooms and family bathroom. The principal suite benefits from a 'Jack and Jill' en-suite shower room with limestone floor and wall tiling, also serving the adjoining fifth double bedroom which is currently utilised by the vendors as a dressing room – all benefitting from underfloor heating. Bedroom two is a generous double sized room with views to the rear aspect and benefitting from built-in wardrobes and en-suite shower room. Bedrooms three and four are equally all double in size, bedroom three currently configured as a dual-aspect home office and bedroom four possessing its own thermostatically controlled underfloor heating. The family bathroom consists of a bath with shower mixer, WC, hand basin, heated towel rail and airing cupboard.

The loft has been fully insulated and has potential to extend the accommodation to a second floor (architect plans have been drawn), subject to relevant consents.







Externally, the property benefits from a private and southerly facing rear garden with natural stone patio and raised lawned area enclosed by hedging, and backing on to village allotments and open farmland, providing a wonderfully quiet place to be.

The home is approached via a block-paved driveway with established shrub border and ample off-road parking for at least three cars.

The two air source heat pumps providing all heating and hot water were installed under the Renewable Heat Incentive scheme, which provides quarterly repayments of over £500 until November 2027. Payments under the scheme are transferrable to the new homeowners.

Tenure: Freehold

Mains Water and Electric Connected. Two Air Source Heat Pumps.

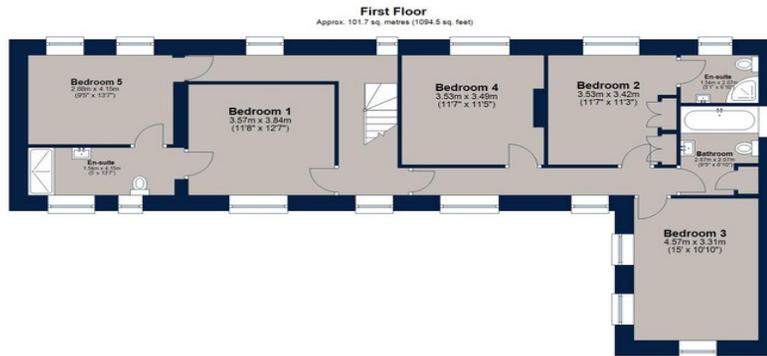
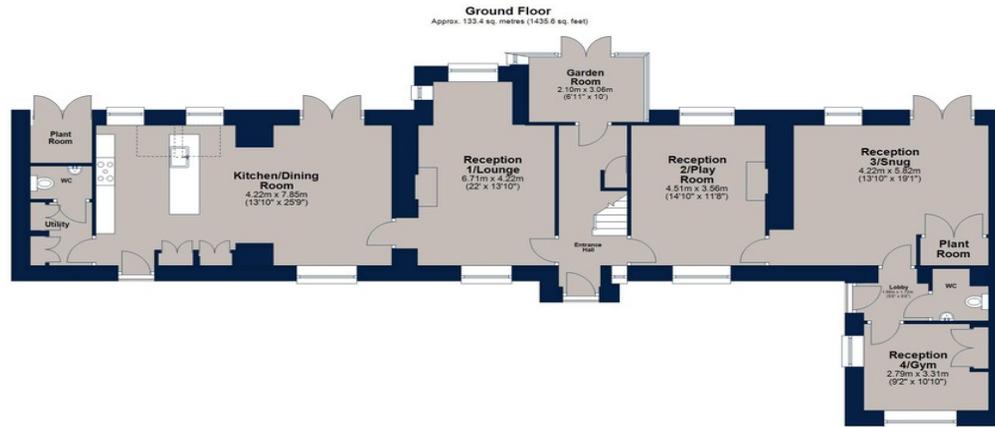
EPC Rating: D

Council Tax Band: G





High Street, Waltham On The Wolds



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

Osprey Oakham
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Waltham on the Wolds is a desirable village situated approximately 5 miles north west of Melton Mowbray and 10 miles south west of Grantham. The village is well-served, of note there is a popular deli, village pub 'The Royal Horseshoes Inn', Ofsted rated 'Good' Primary School and Post Office.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	72 C
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements