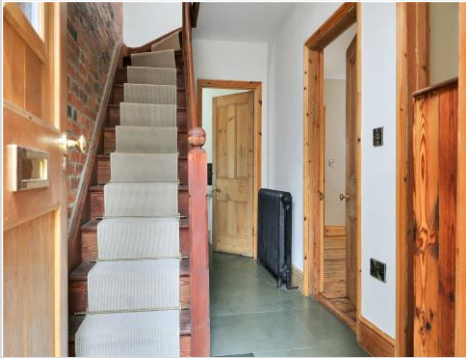




# Rose Cottage

3 High Street | Waltham On The Wolds | Melton Mowbray | Leicestershire | LE14 4AH

  
Bentons



### Property at a glance

- Stunning Character Home
- Energy Rating D
- Highly Sought After Village Location
- Delightful Views Across the Village Green & Church
- Self-Contained One Bedroom Annex
- High Quality Refurbishment Throughout
- Two Reception Rooms
- Open Plan Living Dining Kitchen with Bespoke Fitted Units
- Four Large Bedrooms
- Luxury Family Bathroom
- En-suite to Master Bedroom
- Walking Distance to Numerous Local Amenities

**Asking Price: £499,950**

# Rose Cottage

Rose cottage is a stunning character home situated within the centre of this highly regarded village. This limestone built property sits beneath slate tiled roof with many decorative timber carved features and with the property having undergone a comprehensive refurbishment circa 2013 to a high standard to include the lavish use of oak including high quality replacement sealed unit double glazed oak framed windows with decorative handles and deep oak reveals to each window, brushed stainless steel light switches and numerous additional power points and TV points in many of the rooms, refitted oil fired central heating system powering numerous refurbished cast iron freestanding radiators and also underfloor heating in the living dining kitchen, feature fireplaces, exposed brickwork, many original timber doors and with modern conveniences such as a stunning bespoke fitted kitchen with granite working tops, tiled flooring with underfloor heating and a timber and glass roof extension at the rear of the kitchen providing open plan living space. The property also benefits from off road parking and enclosed gardens with a self-contained one bedroom annex at the rear. This ideal family property would suit the discerning purchaser wishing to be located within the countryside yet having a handful of amenities on the doorstep, also superb road links to nearby Melton Mowbray, Grantham, Leicester and Nottingham.

### **Entrance Hall** **12' x 6'4" (3.66m x 1.93m)**

An impressive entrance hallway with feature exposed brick wall to the left hand side, slate tiled flooring, freestanding reconditioned cast iron radiator (there are many of these throughout the property) decorative spindle and banister staircases rising to the first floor landing, cupboard housing the electricity meter and consumer unit. Solid timber front door with sealed unit double glazed window inset.

### **Cloakroom**

WC with two piece white suite comprising low level WC, pedestal wash hand basin with hot and cold waterfall mixer tap, slate tiled splashbacks, recessed ceiling spotlights and slate tiled flooring.

### **Lounge** **14' x 13'1" (4.27m x 4m)**

Having two large sealed unit double glazed timber sash windows at the front elevation overlooking the village green and church, numerous power points, TV point, feature oak open fireplace with decorative tiled surround and hearth and timber mantel piece surround.





### **Dining Room**

**15'10" x 12'1" (4.83m x 3.68m)**

(Measurements at the widest points)

With bay window to the side elevation, feature multi-fuel burner, access through to the kitchen.

### **Living Dining Kitchen**

**23'3" x 18'7" (7.09m x 5.66m)**

(Measurements at the widest points)

A stunning open plan living dining kitchen, fitted with an ample range of contemporary wall and base mounted units finished in a laminate shaker style frontage with contrasting black granite working tops. A beiling inset electric range cooker, integrated microwave, dishwasher, wine cooler, washing machine, two Belfast sinks with hot and cold mixer taps above, recessed ceiling spotlights, tiled flooring with underfloor heating, a stunning extension to the rear, constructed as part of the refurbishment with a timber and glass roof large windows at the rear and side elevations, bi-fold timber doors from the living area out into the garden. Wall light points, high level TV aerial point.

### **First Floor Landing**

With recessed ceiling spotlights, feature exposed brick wall, window to the front, wall mounted thermostat control.

### **Bedroom Two**

**14'1" x 13'1" (4.3m x 4m)**

With window to the front, feature fireplace, stripped and varnished timber flooring.

### **Bedroom Three**

**10'10" x 12'1" (3.3m x 3.68m)**

With window to the side, feature fireplace, stripped and varnished timber flooring, useful understairs storage cupboard.

### **Bedroom Four**

**9'7" x 9'9" (2.92m x 2.97m)**

(Measurements at the widest points)

With window to the rear elevation and a fitted wardrobe.

### **Family Bathroom**

**10'3" x 8'8" (3.12m x 2.64m)**

A large luxury refitted bathroom with high quality suite comprising low level WC, pedestal wash hand basin, deep double end bath with hot and cold waterfall mixer tap, large double walk-in shower cubicle with wall mounted mixer shower with drencher head above, heated towel rail, limestone tiled flooring, cupboard housing the hot water cylinder, extractor fan, ceiling mounted focal spotlight.

### **Second Floor**

#### **Master Bedroom**

**25'9" x 7' (7.85m x 2.13m)**

(Measurements to the purlins)

With Velux windows to the side, stripped and varnished timber flooring feature exposed stone wall, open plan luxury bathroom.

#### **Bathroom Area**

**8'2" x 7' (2.5m x 2.13m)**

(Measurements to the purlins)

A luxury en-suite with low level WC, pedestal wash hand basin with hot and cold waterfall mixer tap, a large circular deep bath with hot and cold waterfall mixer tap and a wall mounted mixer shower, extractor fan, recessed plinth mounted spotlights, heated towel rail, limestone flooring.

#### **Outside**

The property sits amongst an attractive street scene of similar properties and facing out onto the village green and church, there are wide stone steps leading up to the front door, exterior lighting highlighting the architectural impressiveness of this iconic building. At the side of the property there is a pebble covered area of off-road parking with gated access to an enclosed garden, patio area and lawn. A gate gives access to a second lawned garden and annex.



## Annex

### Open Plan Living Dining Kitchen 25'9" x 8'6" (7.85m x 2.6m)

An impressive open plan room containing a kitchen area with an ample range of modern wall and base mounted units, roll edged working tops, tiled splashbacks, sink unit and drainer, integrated oven and hob with extractor hood above, archway through to the living area. With ample space for lounge furniture with French doors leading out into the garden.

## Bedroom

### 14'11" x 8'9" (4.55m x 2.67m)

A large double bedroom with windows to the front and side elevations overlooking the gardens.

## Bathroom

### 7'2" x 5'2" (2.18m x 1.57m)

Including a three piece suite comprising low level flush WC, pedestal wash hand basin, P-shaped bath with shower above, tiled splashbacks, extractor fan.



**Location:**

Waltham on the Wolds is situated in the northeast corner of Leicestershire, approximately 5 miles from Melton Mowbray, 11 miles from Grantham, 15 miles from Oakham, with Leicester, Nottingham, Newark and Stamford approximately 25 miles away, and within easy access of all major road networks. The village dates back to 1086 when it was first mentioned in the Domesday Book, and overlooks the beautiful Vale of Belvoir from a height of 560ft, making it the second highest village in the county. Within the village is a church, village hall, primary school, public house, shop/post office, first class delicatessen, medical practice, all of which are integral to this thriving community with various local groups e.g. Scout Club, Pre-School Club, W.I., Neighbourhood

Watch etc. For commuters Waltham is conveniently positioned with easy access to a number of centres and with a mainline railway station available in Grantham, the drive time to the station is very quick and the service to London Kings Cross takes approximately 65 minutes, with the service from Melton Mowbray travelling between Birmingham and Norwich.

**Directions:**

From Melton Mowbray town centre take the Thorpe Road (A607) to the village of Waltham on the Wolds. Turn left into High Street where the property can be found situated on the left hand side as identifiable by our for sale board.





**Ground Floor**



**First Floor**



**Second Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

N.B. All measurements are approximate. These Sale Particulars have been prepared by BENTONS upon instruction of the Vendor(s). Services, Fittings and equipment referred to within the sales particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the prospective Buyer(s) must make their own enquiries regarding such matters. These particulars are intended to give a fair description but their accuracy is not guaranteed. Nor do they constitute an offer or contract.



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