



# Chamberlins, High Street

Waltham On The Wolds | Melton Mowbray | Leicestershire | LE14 4AH

  
**Bentons**



## Property at a glance

- Substantial period family home opposite the ancient Village Church
- Five/Six Bedrooms + Offices & Gym
- Five Reception Rooms + Fitted Kitchen with four oven Aga
- Excellent Barn with Home Offices/Studios and Work Shop
- Many original features including beams, original doors, fire places and cellars
- Energy Rating E
- Private electric gated drive and courtyard garden to rear
- Viewing essential to appreciate the scale of the accommodation with over 5,00 square feet in total

Offers in the region of:  
£575,000

Enjoying an outstanding aspect from all the main reception rooms and bedrooms of the ancient Village Church immediately opposite, a substantial five/six bedroom period stone built detached family home offering five large reception rooms, a fitted kitchen with four oven Aga and an excellent two storey attached barn consisting of two offices, workshops and stores. Ideal for those seeking additional accommodation for dependent relatives or for home offices, etc. The property offers a wealth of original features including delightful exposed stone work, doors, beams and fireplaces and high ceilings with generous bedrooms, the whole being immaculately presented. To the rear a completely private courtyard style garden, extensive hardstanding for parking and double garage. In all, a substantial period family home within a highly desirable and well serviced village without a large garden, however, offering extensive accommodation of over 5,000 square feet in total.



The property is entered via a part glazed front door into:-

### **Entrance Hall**

With radiator behind a pine grill, display alcove. The hall opens into:-

### **Spacious Inner Reception Hall**

With stairs to first floor, further radiator behind grill, cupboard under the stairs, two doors leading to the rear hall.

### **Drawing Room**

**19'11" x 17'4" (6.07m x 5.28m)**

Featuring an attractive open fronted fire place with Minster stone surround and flag stone hearth, secondary double glazed deep bay window with views of the delightful Church, dado rail, TV aerial point, leaded window to side, two radiators behind grills and serving hatch to kitchen.

### **Separate Dining Room**

**21'6" (6.55) into bay x 14'6" (4.42)**

With attractive display alcoves with picture lights, radiator behind grill, secondary double glazed bay window overlooking Church, attractive wood stripped flooring and beam.



### **Study**

**12'6" x 11'11" (3.8m x 3.63m)**

With attractive flagstone floor, secondary double glazed window overlooking the Church, double radiator, 2 cupboards off. Built in bookcases.

### **Rear Hall**

With two secondary double glazed windows and door onto courtyard garden off which is a cloak room with radiator, quarry tiled floor leading through to:-

### **WC**

With low level suite and wash hand basin, tiled splashback and window.

### **Snug**

**14'7" x 14'3" (4.45m x 4.34m)**

With a most attractive inglenook fireplace housing a multi fuel stove on brick and stone hearth with attractive exposed stone brick work, original oven, radiator, display alcove with shelving and double cupboard and double doors onto courtyard garden, window to side.

### **Cellars**

Approached from the rear hall with stone steps leading down to an excellent dry cellar with store room off.

### **Fitted Kitchen**

**15'7" x 13'10" (4.75m x 4.22m)**

Featuring a four oven oil fired Aga in ivory with twin ovens and a warming plate, tiled splashback, a full range of cream painted solid wood fronted units comprising twin Belfast sink unit inset within ranges of work surfacing with a full range of base cupboards and drawers, matching central island, two three quarter height units, attractive quarry tiled flooring, windows opening onto rear courtyard garden, tiled splashbacks and access off to:-

### **Rear Lobby**

With enclosed staircase to first floor, original butler's store cupboards and window.

### **Breakfast Room**

**13'7" x 11' (4.14m x 3.35m)**

With ceramic tiled flooring, built-in cupboard, double radiator, window onto courtyard garden, built-in store cupboard and shelving housing plumbing for automatic washing machine, space for tumble dryer, access off to the garage.





## First Floor

Approached via both a main staircase from the rear reception hall and a second enclosed staircase from the butler's pantry.

## Spacious First Floor Landing

With two radiators, secondary double glazed and triple sealed double glazed windows to rear, radiator, dado rail, access to roof space, off which is a large walk-in airing cupboard with insulated hot water cylinder, full height shelving, access is also gained off the main landing to a secondary inner landing with a secondary staircase to the butler's pantry, radiator and access to second roof space.

## Bedroom One

**15'7" x 14'11" (4.75m x 4.55m)**

With air conditioning unit, secondary double glazed deep bay window taking advantage of views over the Village Church, telephone point, double radiator and off:-

## Large En-Suite Bathroom

**10'11" x 7'4" max (3.33m x 2.24m max)**

With four piece white coloured suite comprising panelled bath with shower attachment and shower screen, bidet, low level WC and wash hand basin, half height tiling to all walls, shaver point, secondary double glazed window to front and radiator.

## Bedroom Two

**13'11" (4.24) + wardrobes x 11'10" (3.6)**

With secondary double glazed window overlooking the delightful Village Church, a full length range of built-in hanging wardrobes, double radiator and picture rail..

## Bedroom Three

**15'6" x 15'10" (4.72m x 4.83m)**

With two radiators, secondary double glazed window overlooking courtyard garden, further matching window to side, two radiators, built-in cupboard, picture rail, small access to roof space.

## Family Bathroom

With three piece white coloured suite comprising panelled bath with shower attachment, low level WC and pedestal wash hand basin, half height tiling to all walls, shaver point and radiator.









### **Dressing Room/Bedroom Five**

**11'4" (3.45) incl wardrobes x 12' (3.66)**

With a range of built-in hanging wardrobes, two secondary double glazed windows to front with views of the Village Church and radiator.

### **Bedroom Four**

**11'7" (3.54) + wardrobes x 10'11" (3.32)**

With a full range of built-in hanging wardrobes, secondary double glazed window overlooking the courtyard, radiator and TV aerial point and of:-

### **Gym/Play Room**

**22' x 14'3" (6.7m x 4.34m)**

With attractive flooring Velux double glazed roof lights, double radiator, provision for wall mounted TV. This room is currently used as a gym but would be ideal as a children's play room or as a home office or with the connecting bedroom an ideal living room for a dependent relatives, teenagers or au pair, etc.

### **General Linen Store/Bedroom Six**

**10'9" x 9'8" (3.28m x 2.95m)**

With radiator, secondary double glazed window to side, built-in shelving. This room is currently used for general purpose storage but would be ideal for a bedroom if required.

### **Family Shower Room**

With a large walk-in fully tiled shower, radiator, pedestal wash hand basin, built-in double cupboard, shaver point and window.

### **Adjacent WC**

With low level suite and window.

### **Outside**

A particular feature of the property is its delightful position set well away from the main road and opposite the outstanding ironstone Village Church. A block paved driveway leads in via a remote controlled gate into the rear providing hardstanding for several vehicles and leading in turn to:-

### **Integral Double Garage**

With remote controlled up and over security door, fitted light and power, window to rear, inter-connecting door to the breakfast room.





### **Stone Barn/Outbuildings**

Attached to the rear of the property is an excellent stone two storey barn comprising the following:-

#### **Workshop**

**13'1" x 14'9" (4m x 4.5m)**

With fitted strip lights, work bench and providing excellent storage. In addition is:-

#### **Boiler/Store Room**

**13'7" x 5'1" (4.14m x 1.55m)**

Housing the Grant oil fired central heating boiler. Adjacent to this is a general purpose store of the same length. An external stone staircase gives access in turn to the first floor which comprises two large offices/studios ideal for those wishing to work from home.

#### **Studio One**

**16'3" x 13'7" (4.95m x 4.14m)**

With three windows and two roof lights, fitted light and power, wood stripped flooring and double radiator.

#### **Studio Two/Office**

**16'2" x 13'1" (4.93m x 4m)**

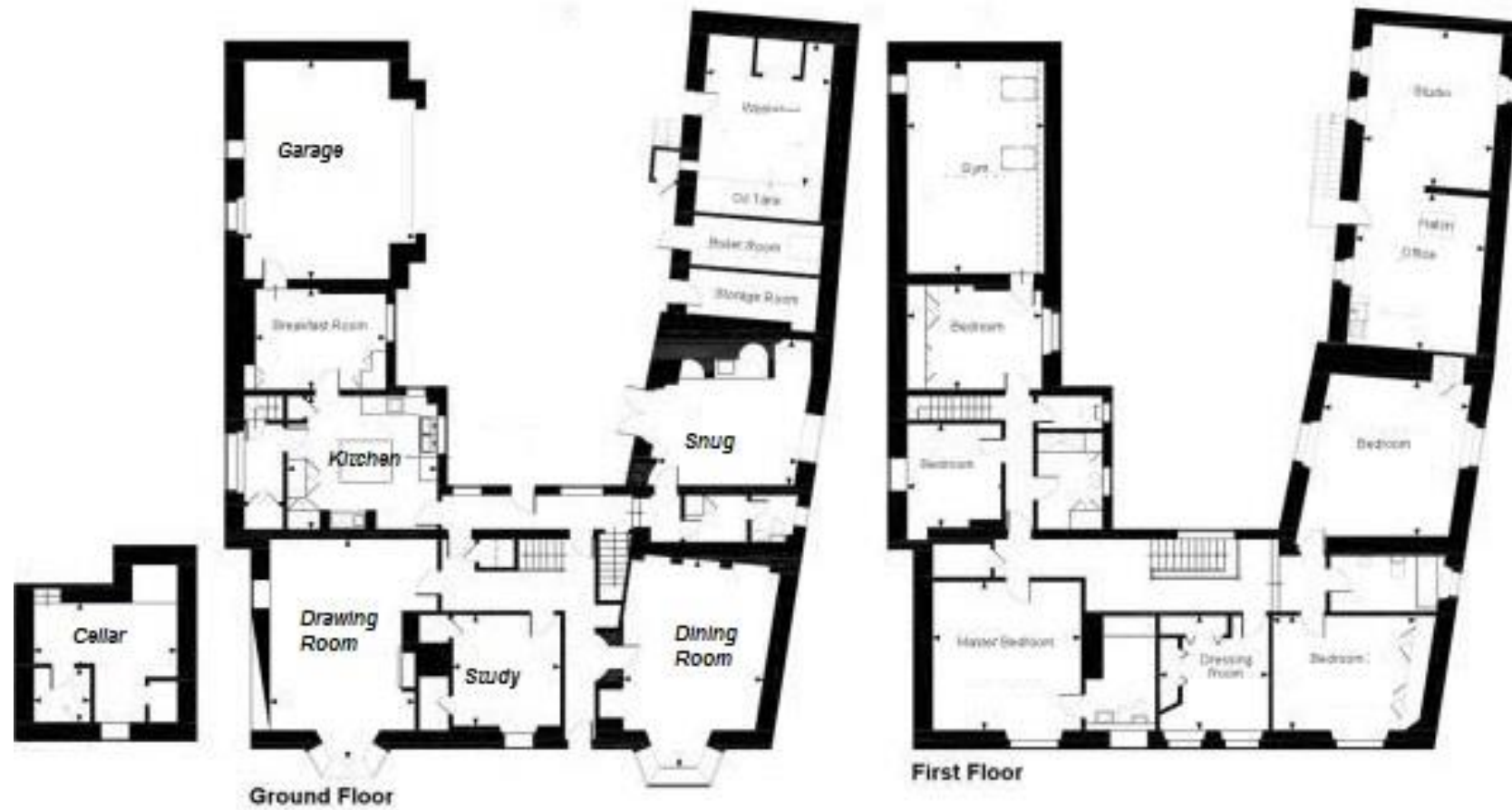
With exposed beams, wood stripped flooring, single drainer sink unit with water heater and cupboards, secondary double glazed window, Velux roof light and door to the external staircase. This barn would be ideal for extra accommodation and is also perfect for those wishing to work from home and not wanting to be disturbed by visitors coming through the main house.

#### **Rear Garden**

Immediately to the rear of the property accessed both from the snug and the rear hall is an attractive landscaped courtyard style garden area laid to flagstone enclosed by dwarf stone walling providing a most attractive and completely private sitting out area in the summer. It is worth noting for those requiring a large garden that this property does not benefit from such but this has been naturally factored into the valuation of the property. The property offers extensive accommodation and buildings which would be otherwise unaffordable. The whole rear of the property is enclosed and private and enjoys a particularly attractive view of the Church spire.







N.B. All measurements are approximate. These Sales Particulars have been prepared by BENTONS upon instruction of the Vendor(s). Service, 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.

## Fixtures and Fittings

All fitted carpets and curtains are included.

## 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, superb village hall, primary school, public house, shop/post office, first class delicatessen, medical practice and excellent local golf course nearby - all of which are integral to this thriving community with various local groups e.g. Scout Club, Pre-School Club, W.I., Neighbourhood Watch. 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 Stansted Airport.

## Directions:

Proceed into Waltham Village by the A607, turning right into High Street, the property can then be found on the left hand side as identifiable by our For Sale sign, directly opposite the Village Church.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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