



WALTHAM-ON-THE-WOLDS

'THE OLD DOCTORS HOUSE', 30 HIGH STREET, LE14 4AH

Offers over:

£695,000

NO CHAIN

A stunning stone built detached former farmhouse, dating back to 1702, situated in the centre of this sought after historic village. Many period features throughout, oil central heating and extensive living accommodation including large Entrance Hall, 4 Reception Rooms, Cloakroom/w.c., Kitchen, Garden Room, Cellar, Utility Room, Boiler Room, large Landing, 5 Bedrooms, Bathroom, Shower Room, Laundry Room and 2 Store Rooms. Extensive gardens and an extensive range of brick and pantiled outbuildings and stables.



Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166

www.shoulers.co.uk

Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

Many period features



This stunning stone built period detached former farmhouse dates back to 1702, with part believed to be older, and is situated in this highly sought after historic village which is mentioned in the Domesday Book. Waltham is situated just to the north east of Melton Mowbray and is also convenient for access to Grantham with links to London Kings Cross via the East Coast Mainline. The village has a Primary School, Doctors Surgery, Shop and Post Office, Delicatessen, Public House and thriving Village Hall. The property, which has oil fired central heating, has many period features throughout including flagstone floors, beams, carved staircase etc. The accommodation includes superb Entrance Hall, Rear Hallway, Cloakroom and w.c., four Reception Rooms, one of which was the former Doctors Surgery, Farmhouse-style Kitchen with Breakfast/Garden Room off, Cellar, Utility Room and Boiler/Store Room. To the First Floor is a Part Galleried Landing, five Bedrooms, large Jack and Jill Bathroom, separate Shower Room, Laundry Room and two large Store Rooms. Outside offers extensive gardens to side and rear, driveway and off-road parking for several vehicles leading to a large range of brick and pantiled outbuildings including open fronted garage, workshop, stables and outside w.c.

Viewing highly recommended

ACCOMMODATION

ENTRANCE HALL with window and door to the front, flagstone flooring, radiator and staircase to First Floor.

SITTING ROOM having sash window to the front and twin doors to the side leading to the garden, two radiators, woodblock flooring, beamed ceiling and Calor Gas log burner-style stove.

LOUNGE having sash windows to the front and rear, beamed ceiling, open fireplace, woodblock flooring, two radiators and built-in storage cupboard.

STUDY having window to the front, door to the rear and flagstone flooring. This room was once the doctors consulting room.

INNER HALL with black and red quarry tiled floor, window to the rear and door to the side.

CLOAKROOM having window to the side with quarry tiled floor, coat hooks and beamed ceiling. Door to:-

W.C. with exposed brick walling, w.c. and vanity unit with wash basin.

DINING ROOM having window to the side with shutters and window seat, flagstone floor, beamed ceiling, two radiators and feature brick fireplace with open fire.

KITCHEN having window to the side, beamed ceiling, a range of fitted base and wall units with oak & maple fronts, Corian and pine work surfaces, built-in twin sink, oil fired Aga, original servants' bells and quarry tiled floor. Door and steps to:-

CELLAR having window to the front and stone thralls.

GARDEN ROOM/BREAKFAST ROOM having double glazed windows and door to the rear.

UTILITY ROOM having window to the side, a range of base and wall units with work surfaces and space for appliances. Door to:-

BOILER ROOM having window and stable door to the side, floor mounted oil central heating boiler, original pump and brick flooring.

FIRST FLOOR GALLERIED LANDING having sash window to the front, radiator and a further window to the rear.

SHOWER ROOM comprising w.c., wash basin and corner shower.

LAUNDRY ROOM having work top and space and plumbing for washing machine and tumble dryer.

BEDROOM having windows to the front and side, cast iron fire grate and surround, built-in cupboard and internal window.

BEDROOM having sash window to the front and cast iron fire grate.

BEDROOM having sash windows to the front and rear and built-in storage cupboard.

REAR LANDING having windows to the side and rear and two large walk-in store rooms.

BEDROOM having sash window to the side, cast iron fire grate and built-in wardrobes to alcoves. Door to:-

JACK AND JILL BATHROOM having two windows to the side, suite comprising w.c., bidet, vanity unit with wash basin, bath and large double shower unit, ceramic tiled splashbacks, radiator, built-in airing cupboard with hot water cylinder and further door to Rear Landing.

BEDROOM having sash windows to the side and rear with views of the old mill.

OUTSIDE: To the front is a raised forecourt with steps leading to the front door and shared access driveway to the side with gates leading to an extensive driveway and parking area, patio and garden, a good sized lawned garden to the side of the property and a large mature rear garden. There is a good range of brick and pantiled outbuildings including an open fronted garage, stable/store, large workshop and a further building divided into three stables. The buildings have the potential, subject to necessary consents, to convert into further accommodation.



GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, Wilton Lodge, 1 Wilton Road, Melton Mowbray, Leicestershire, LE13 0UJ. Tel:- (01664) 410166

TENURE: Freehold, vacant possession upon completion.

SERVICES: Mains electricity, water and drainage.

COUNCIL TAX: Melton Borough Council (01664) 502502.

VALUATIONS: If you are considering selling, we would be happy to advise of the value of your property with no obligation.

DIRECTIONS: Leave Melton Mowbray town centre via the A607 Thorpe Road. Continue through Thorpe Arnold and on to Waltham-on-the-Wolds. Upon reaching the village centre turn right into High Street and the property will eventually be seen on the right hand side.

Generous Accommodation



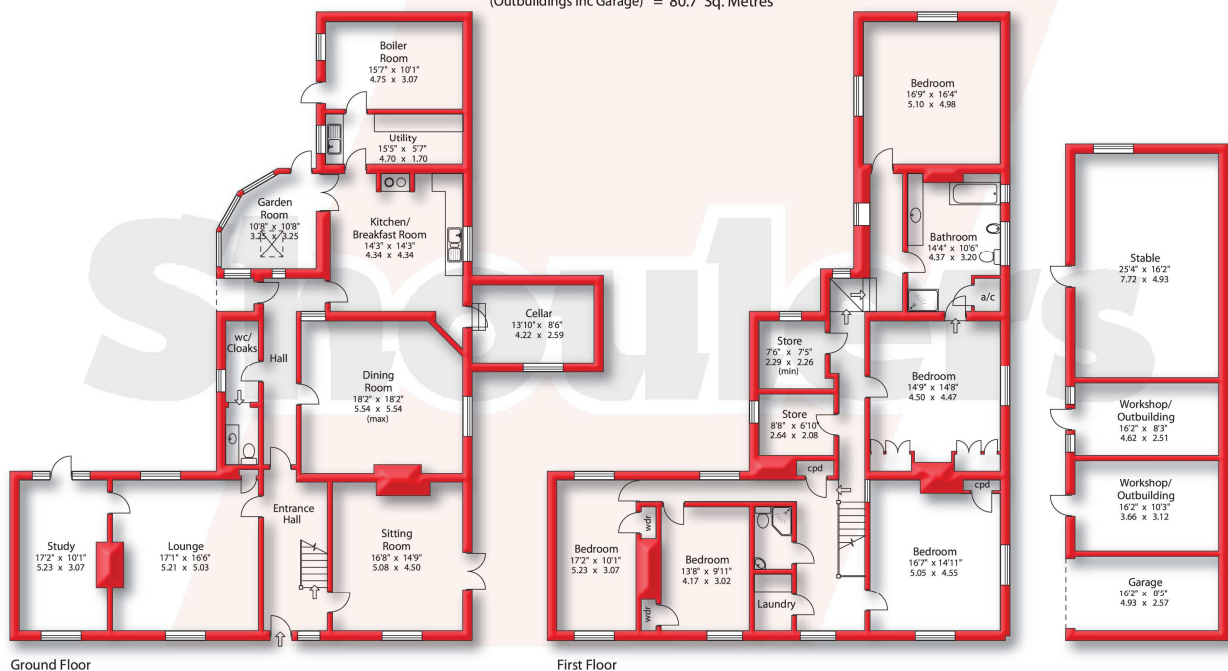
Range of Outbuildings



FLOOR PLAN

30 High Street
Approx Gross Floor Area = 4025 Sq. Feet
(House inc. Cellar) = 373.9 Sq. Metres

Approx Gross Floor Area = 869 Sq. Feet
(Outbuildings inc Garage) = 80.7 Sq. Metres



Ground Floor

First Floor

For illustrative purposes only. Not to scale.
Prepared by Making Plans Ltd - Tel: 0113 322 9204 - www.makingplans.com

Wilton Lodge, Wilton Road,
Melton Mowbray, Leicestershire LE13 0UJ

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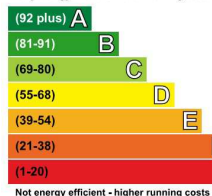
housesales@shoulers.co.uk

lettings@shoulers.co.uk

EPC: This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
40	73