



THE RECTORY

91 MELTON ROAD, WALTHAM-ON-THE-WOLDS, LEICESTERSHIRE



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**A SUBSTANTIAL MODERN
FORMER RECTORY, SEPARATE
RESIDENTIAL ANNEXE AND
APARTMENT. APPROX. 2 ACRES
ADJOINING OPEN COUNTRYSIDE.**

LOCATION

Waltham-on-the-Wolds is a delightful village set to the edge of the Vale of Belvoir between Grantham and Melton Mowbray. The village enjoys a range of local facilities and amenities including primary school, surgery, shop and Post Office. It is extremely well placed with easy access to the A1 and also to London via the East Coast mainline from Grantham to Kings Cross.

A number of regional centres including Nottingham and Leicester are also within easy reach.

The house enjoys a lovely setting located to the edge of the village in a mature tree lined plot of around two acres or thereabouts with a stunning outlook onto mature open countryside in part.

DESCRIPTION

A substantial modern six bedroom country house together with a separate two bedroomed cottage/annexe and a further self-contained adjoining apartment, all set in mature private grounds of around two acres bordering open fields in part.

Main House

Substantial sitting room with lovely open views, three further receptions, cloaks and W.C. Well fitted family living breakfast kitchen. Master bedroom with en suite dressing room and refitted en suite shower room and W.C, five further bedrooms, one with refitted en suite shower room and a delightful family bathroom.





The Cottage/Annexe

Ground floor entrance hall/utility area, cloaks and W.C, well fitted breakfast kitchen, separate sitting room. Master bedroom, spacious bath and shower room, bedroom no.2.

Ground Floor Apartment

Well presented kitchen breakfast room, double bedroom with spacious en suite shower room.

Recessed gated entrance to courtyard area, delightful tree lined mature plot bordering open fields with commanding views. The properties enjoy sealed double glazing and oil fired central heating and are well suited for multi-generational family occupation, dependent relative, home office working or potential letting.

Extremely convenient location with good access to the A1 and a range of regional centres.



ACCOMMODATION

Main House

Ground floor – spacious entrance hall with hardwood flooring, cloaks cupboard, separate cloakroom with low suite W.C and tiled floor. Dining kitchen breakfast room with tiled floor, central island unit, range of appliances including integrated dishwasher, integrated fridge and separate freezer, built-in double oven and separate range cooker. Dining room with deep windows enjoying a fine aspect over the terrace and gardens beyond to the open countryside. Attractive chimney piece and cornice.

Study set to the front of the house with tiled floor, archway from the side hallway to an open snug with garden and countryside views.

Superb main sitting room of generous proportions with a deep inglenook set with a cast iron wood burning stove, French doors to the gardens with lovely open views.

Utility room – a spacious room fitted with a range of fitted cupboards and a sink unit.

Dog-le staircase rises to the first floor with a generous landing.

Master bedroom – substantial master suite incorporating double bedroom with an excellent range of fitted wardrobes, separate walk-through dressing room, fully tiled refitted shower room with walk-in shower cubicle and glazed side screens, low suite W.C and hand basin.

Bedroom 2 – set to the rear of the house allowing commanding open views with a range of fitted wardrobes and a refitted shower room and W.C.

There are four further bedrooms, two with fitted wardrobes and a separate refitted and spacious family bathroom with roll-top bath, low suite W.C and wash hand basin.



Set to the side of the courtyard is the carefully created and conceived detached coach house/annexe with an adjoining self-contained flat which could be linked through into the annexe/cottage accommodation if required.

Cottage/Annexe

Ground floor – front entrance hall with utility area, range of fitted cupboards. Rear hallway with cloaks, low suite W.C and hand basin and an oil fired boiler providing central heating and hot water. Fully fitted kitchen breakfast room with an island unit, range of built-in appliances including 4 ring hob with fan over, integrated dishwasher and integrated fridge and freezer. Built-in double oven. Through lounge with wide French doors to a terrace and gardens beyond.

First floor – generous landing, two good bedrooms, one with an extensive range of fitted wardrobes and a spacious bathroom with separate shower cubicle.

Adjoining the cottage/annexe at ground floor level is a **self-contained apartment** comprising a well fitted kitchen/breakfast room with a range of appliances, double bedroom with fitted wardrobes and a large en suite shower room and W.C.

The apartment could readily be incorporated within the main cottage accommodation if required.

OUTSIDE

The property has a wide tree lined frontage to Melton Road leading out of the village with a recessed gated entrance to the front courtyard and central turning area. Detached double garaging with twin up and over doors, side door and extensive storage/workshop space.

The property enjoys a lovely private setting, tree lined in part with generous lawns and well maintained borders. There are separate terraced areas around the property and the cottage/annexe, most overlooking the lovely adjoining open field, woodland and countryside beyond.

GENERAL INFORMATION

Tenure: Freehold

Services: Mains electricity, oil fired central heating, drainage and water are understood to be connected to the property.

Viewing: Strictly by appointment with Savills.

Flat gross internal area = 459 sq ft / 43 sq m

