



Offers In Excess Of £600,000 | Freehold
Waltham Road, Thorpe Arnold, LE14 4SD





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- Four bedroomed detached cottage
 - Large plot (1/4 acre) with substantial outbuildings
 - Annexe potential (STPP)
 - Large steel barn with electric roller door
 - Ideal for business holders
 - Original features
 - Large driveway
 - Edge of Melton Mowbray
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We are delighted to present this charming and character-filled four-bedroom detached home, set on an impressive plot of approximately a quarter of an acre. Boasting multiple outbuildings, generous living spaces, and stunning original features, this property is a true gem offering both style and substance.

Located on the edge of Thorpe Arnold, the home is brimming with charm, with original exposed stonework and beams lending a warm, rustic character throughout. Tastefully finished in neutral tones and presented to a high standard, it offers the perfect canvas for new owners to make it their own.

Upon entering, you are welcomed into a spacious and inviting entrance hall with a tiled floor and access to all ground floor accommodation. To the right, a well-appointed utility room with dual-aspect windows provides a practical and convenient space, while an adjacent WC adds further functionality.

The heart of the home is the beautifully styled kitchen, complete with a fitted gas AGA, tiled flooring, and a combination of wall and base units that create an appealing farmhouse aesthetic. Across the hall, the sitting room is bathed in natural light thanks to large French doors that open directly onto the garden, yet retains a cosy, intimate feel with the addition of a wood-burning stove.









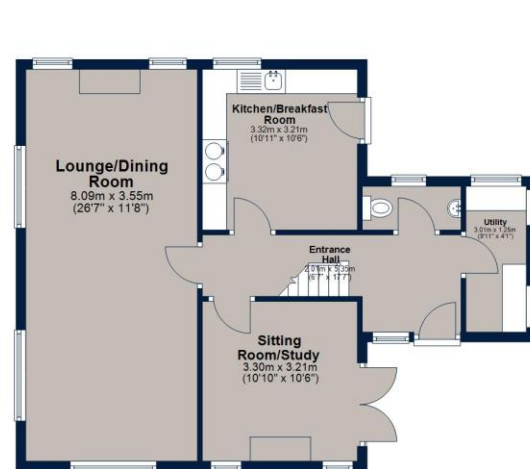
The lounge/diner offers a wonderfully versatile space, perfect for entertaining or relaxing with family. Featuring dual-aspect windows, exposed stonework, original beams, and a second wood-burning stove, this room strikes a perfect balance between comfort and character.

On the first floor, you'll find three generously sized bedrooms, all served by a spacious and well-appointed family bathroom featuring a full-sized bathtub, walk-in shower, and twin basins. The second floor hosts an additional double bedroom, kept bright and airy by two skylights and a window. This room also benefits from a modern en-suite shower room, making it an ideal guest suite or private retreat.

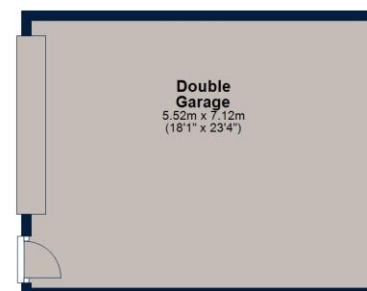
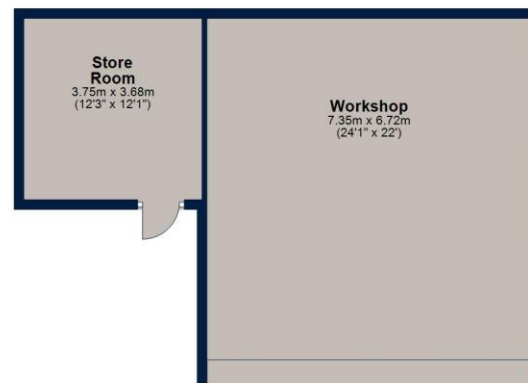
Externally, the property offers excellent potential, with a large workshop (double bricked with potential to convert to an additional dwelling subject to planning permission), an attached store room, and another large double garage/workshop, perfect for hobbyists, home businesses, or additional storage. The surrounding gardens and outdoor space enjoy open countryside views while maintaining easy access to the nearby market towns of Melton Mowbray and Grantham.

This is a rare opportunity to own a beautifully presented home with character, space, and exceptional potential. Early viewing is highly recommended.





Ground Floor
Main area: approx. 66.0 sq. metres (710.2 sq. feet)
Plus outbuildings, approx. 102.9 sq. metres (1107.4 sq. feet)



First Floor
Approx. 55.2 sq. metres (594.5 sq. feet)

Second Floor
Approx. 19.6 sq. metres (210.8 sq. feet)



Main area: Approx. 140.8 sq. metres (1515.6 sq. feet)
Plus outbuildings, approx. 102.9 sq. metres (1107.4 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.
Plan produced using PlanUp.

Key Information

Local Authority

Council Tax
Band =

Tenure
Freehold

EPC
Rating = E

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 73 C |
| 55-68 | D | | |
| 39-54 | E | 45 E | |
| 21-38 | F | | |
| 1-20 | G | | |



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