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Waltham Road
Thorpe Arnold

- Impressive five bedroom detached family home
- Approximately 3,107 square feet of accommodation
- Exclusive gated enclave of just three homes
- Striking triple-height entrance hall
- Stunning open-plan kitchen/living room
- Main bedroom with balcony and dressing room
- Oak-framed double carport and off-road parking
- Far-reaching views across the Vale of Belvoir
- EPC Rating B / Council Tax Band G / Freehold

Mulberry House is an impressive five bedroom detached family home extending to approximately 3,107 square feet, occupying an enviable position within Berry Thorpe Farm, an exclusive gated enclave of just three individually designed properties, all completed in 2026. Ideally situated between Thorpe Arnold, Waltham on the Wolds and Melton Mowbray, the property enjoys far-reaching views across the Vale of Belvoir and combines striking contemporary architecture with exceptional craftsmanship.

Arranged over three floors, the beautifully appointed accommodation is centred around an impressive open-plan kitchen/living space, featuring a bespoke Tom Howley kitchen with quartz work surfaces, curved island, Quooker tap, Bertazzoni range cooker and concealed walk-in pantry. The triple-height entrance hall and generous reception spaces add further character and versatility, while the main bedroom benefits from a private balcony, walk-in dressing room and four-piece en suite.

Outside, the beautifully landscaped gardens provide a peaceful setting in which to enjoy the surrounding countryside, with a substantial patio and level lawn overlooking the open landscape. An oak-framed double carport and private driveway provide ample parking, while the combination of a tranquil rural setting and convenient access to Melton Mowbray makes this an exceptional family home.

Accommodation:

The beautifully appointed accommodation is arranged over three floors and is introduced by a striking triple-height entrance hall, bespoke oak staircase and glazed gallery landing, creating an impressive first impression. The thoughtfully designed layout offers a superb balance of spacious family living and elegant entertaining, centred around a generous open-plan kitchen/living space. The bespoke Tom Howley kitchen features quartz work surfaces, a curved island with inset sink and Quooker tap, Bertazzoni range cooker and concealed walk-in pantry, with bi-fold doors opening onto the rear garden and countryside beyond. Further accommodation includes a separate utility room, generous sitting room with exposed brick fireplace and oak beam, and a versatile reception room ideal as a study, snug or playroom.

The main bedroom enjoys far-reaching views, bi-fold doors opening onto a private balcony, a walk-in dressing room and four-piece en suite. Two further bedrooms and the family bathroom are located on the first floor, whilst the second floor provides two additional double bedrooms, both with en suite facilities. Underfloor heating throughout, powered by an energy-efficient air source heat pump, completes this impressive specification.

Gardens and land:

The property occupies a generous plot with beautifully landscaped gardens designed to complement its attractive rural setting and make the most of the far-reaching views. A substantial patio provides an ideal setting for outdoor dining and entertaining, extending onto a level lawn which enjoys an uninterrupted outlook towards the surrounding countryside. An oak-framed double carport provides covered parking for two vehicles, whilst the private driveway offers additional parking for several cars. The combination of the generous grounds, open aspect and peaceful setting creates an exceptional outdoor environment to complement this outstanding family home.

Location:

Berry Thorpe Farm is situated on the outskirts of Thorpe Arnold, a small and historic village approximately two miles north-east of Melton Mowbray, surrounded by the rolling countryside of the Leicestershire Wolds. The village has a strong sense of community and is centred around the Church of St Mary the Virgin, constructed from local ironstone and set within attractive grounds. Melton Mowbray is conveniently close by, offering a comprehensive range of shopping, leisure and everyday amenities, whilst the surrounding villages provide a selection of country pubs and recreational facilities. Melton Mowbray Golf Club is approximately one mile from the property, occupying an attractive parkland setting with far-reaching views, whilst Thorpe Arnold Cricket Club is around half a mile away. The location offers an appealing combination of peaceful countryside living with convenient access to the amenities of Melton Mowbray and the surrounding area.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH. Council Tax Band G.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray, 21 Market Place, Melton Mowbray, LE13 1XD.

Services:
The property is connected to mains electricity, water, and drainage.

Heating is provided by an air source heat pump system and the property benefits from under-floor heating.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

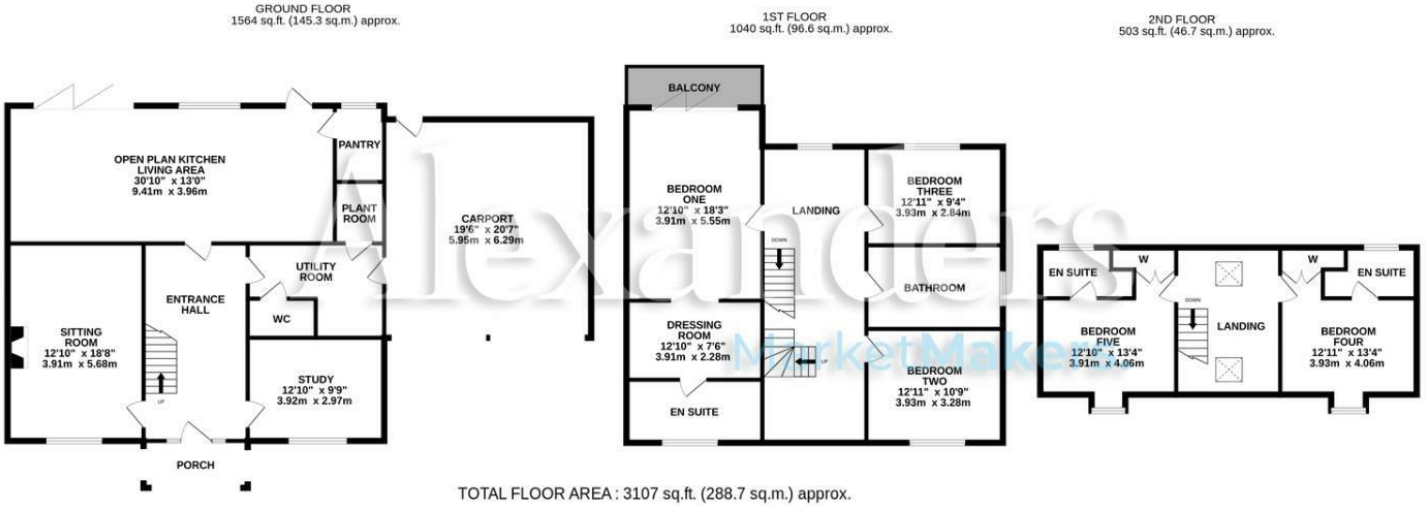
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

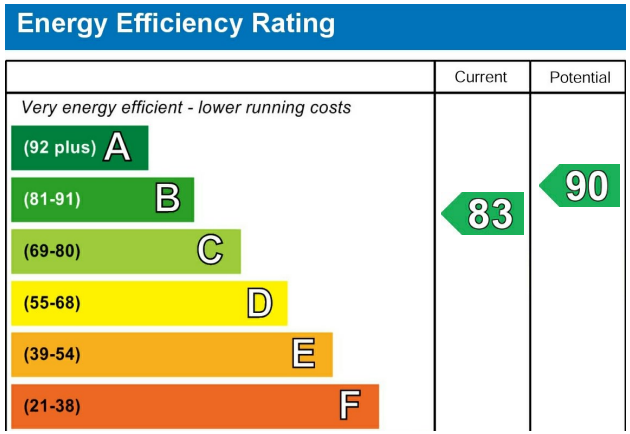
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.





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