



DAINTREE HOUSE
WELTON-LE-WOLD LN11 0QT

MASON'S
EST. 1850



ABOUT DAINTREE HOUSE ...

An exceptional detached country residence in 4.5-acre grounds (STS) on the edge of a sought-after Wolds village near Louth with grassland to the west having potential for various uses (STP), a detached annexe successfully operated as self-catering top-rated holiday accommodation sleeping up to 6 visitors or ideal as a home office/studio with facilities (STP) and a double garage with further conversion potential. The house features two large reception rooms, a sunny garden room, a Murdoch-Troon hand-built fitted living/dining kitchen with appliances, a very spacious master bedroom with ensuite bathroom and dressing room, guest bedroom with ensuite shower, two further bedrooms and a family bathroom. Superb open views to the south and west across the surrounding Lincolnshire Wolds Area of Outstanding Natural Beauty.

DIRECTIONS

From St James' church in the centre of Louth travel north on Bridge Street into Grimsby Road and turn left along St. Mary's Lane. At the end of the road bear right and proceed to the roundabout, then take the second exit. At the fork bear left and then follow the road for just over two miles ignoring the first right turn and take the second right to Welton-le-Wold. The house will become visible through the trees on the left on entering the village and the lane leading to the property is on the left at the foot of the hill.





The Property

Dating back around 20 years, this highly individual detached country home stands superbly on the edge of Welton-le-Wold, a village which enjoys a snug, sheltered valley setting within the Lincolnshire Wolds. By contrast, Daintree House nestles into the north slope of the hillside but enjoys a feeling of elevation as the driveway leads upwards to the property and the windows command some lovely views to the south and west over rolling hills and the owned paddock adjacent.

A modern house seldom enjoys such an outlying village setting due to planning restrictions – this property is the culmination of a successful planning application to replace an older single storey cottage. The application is rumoured to have had connections with film star/director Quentin Tarrantino.

The handsome main house has brick-faced, insulated cavity walls, beneath a high-pitched clay pan tiled roof of attractive half-hip design, incorporating four pitched roof dormers to the front slope and a further such dormer to the rear. Heating is by an oil central heating system with pressurized hot water and the windows are traditionally framed with double-glazed units.



The annexe is a detached building with current planning permission for a double garage with storage but has been fitted out and successfully operated as holiday accommodation earning 9.8/10 rating on booking.com and accommodating up to 6 visitors with a self-catering kitchen and shower room – the double garage affords potential for conversion into further accommodation. This building has otherwise formed a home-working office/studio for a business and could alternatively be an annexe for teenager/elderly relatives, subject to planning permission. The brick faced cavity wall structure has its own LPG central heating system, clay pan tiled roof, 3 double-glazed skylight and 2 gable windows, and a hot/cold air conditioning unit.

DAINTREE HOUSE, WELTON-LE-WOLD, LOUTH, LINCOLNSHIRE LN1 1 0QT

ACCOMMODATION

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Ground Floor

The house is approached through a porch on the front elevation with a trelliswork entrance painted in pale green, from the flagstone pathway which leads across to the house from the drive and patio. The inner porch has natural brick side walls, an LED downlighter and quarry-tiled floor (ideal for wellies). Arch panelled front door and side panels with glazing over to the:

Entrance Hall

With oak flooring which extends into the living kitchen, rear hall and lounge. Ceiling downlighter spotlights, radiator in decorative case and ledged and braced cottage style doors with latch handles leading off. The rear hallway area has a return staircase with pine spindle balustrade and turned newel posts leading up via split-level quarter landings to the first floor. There is a small latch ledged door to a large understairs cupboard, within which the Grant oil-fired central heating boiler is located and working in conjunction with a wall digital programmer adjacent.

Cloakroom/WC

With a white suite by Lefroy Brooks comprising a low-level WC and ornate pedestal wash hand basin with white and chrome lever taps and centre spout. Oak flooring, part ceramic-tiled walls up to a dado rail, extractor fan and side window.







Lounge

An exceptionally spacious reception room with a feature fireplace comprising a cast iron, log-burning stove set into a white painted pillared surround with a projecting painted stone hearth. Three windows to the front elevation, one rear window and stunning views over the surrounding countryside. Two radiators in decorative cases and six ceiling downlighters. Glazed, three-pane double doors onto the:

Family Room

Presently also used as a study area, this spacious room has an oak floor, two ceiling light points and front window presenting superb views to the south. Radiator, wide double-glazed panels and fold-back glazed double doors on library hinges to the:



Garden Room

An impressive room with windows on three sides and part-glazed (double-glazed) French doors onto the large patio area to the west. The windows present panoramic views over the surrounding grounds towards the countryside stretching from the village to the south east around to take in the paddocks which roll away towards the west. Two radiators, spotlights set into the high, vaulted ceiling and oak varnished window sills, together with oak skirting boards.







Living/Dining Kitchen

An impressive and spacious L-shaped room with an attractive range of units, hand built by Murdoch Troon and finished in contrasting Suffolk stone and East Coast Blue paintwork with ornamental handles and oak block work surfaces. There are base cupboards, drawer units, wall cupboard units, a large plate rack unit and a Belfast white ceramic twin bowl sink with tall chrome lever tap having flexible hose. Appliances include a Neff integrated dishwasher, bin unit, Neff microwave oven and Neff bean-to-cup coffee making machine. Rangemaster range cooker with two electric ovens, grill and lower storage compartment; ceramic hob and marble-effect splashback framed by wall cupboard units to each side with mini drawers and an extractor hood above with downlighting. High-level shelf above the cooking area and oak beam with brackets. Samsung stainless steel finish American fridge/freezer with drinks dispenser and ice maker. Radiator in decorative case, old-fashioned cast iron, column style radiator, corner cupboard and socket above for wall-mounted TV. Multiple ceiling downlighter spotlights.



Utility Room

With base and wall cupboard units, oak block work surface, raised recess with plumbing for a washing machine and drawer beneath with cupboard over. High-level wall cupboards, one housing the electricity consumer unit with MCBs and also in the utility room are the water isolators. Multi-pane glazed door to outside and ceiling downlighters.

Steps lead down from the rear hallway via a ledged and braced latched door into the:

Workshop/Store

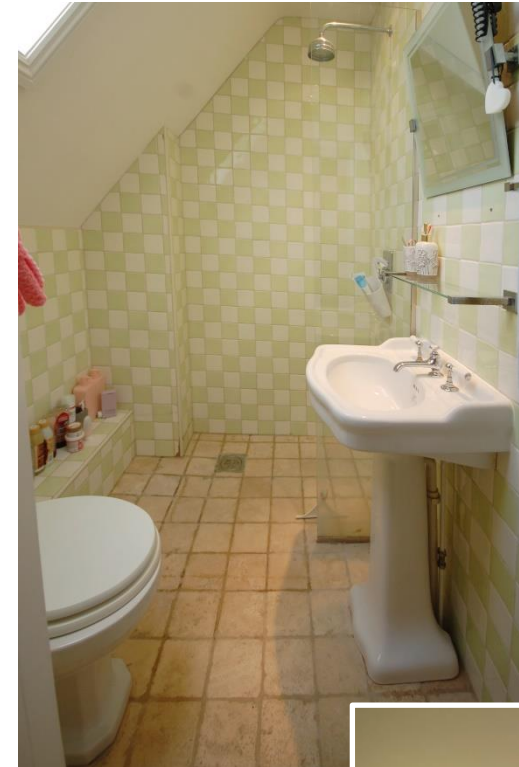
A spacious and versatile room with oak-effect vinyl floor tiling, ample space for freezer/appliances supplementing the kitchen, an LED strip light, wall cupboard units and work surface. To the side is the Megaflow insulated hot water cylinder providing pressurised hot water to the accommodation.

Mezzanine Level Bedroom 3 (Guest Room)

A spacious double bedroom approached from the quarter landing of the main staircase and having a window to the side and rear elevations, presenting views across the gardens and towards the land on the west side. Part-sloping ceiling, four recessed ceiling spotlights and radiator in decorative case. A flight of steps, including kite-winder turning steps with pine spindle balustrade, lead up to a ledged and braced door into the:

En Suite Wet Room

White suite comprising a Lefroy Brooks low-level WC and pedestal wash hand basin with chrome separate taps and centre spout, glass shelf and tilting mirror over. Ceramic-tiled walls and floor which extends into the walk-in shower area with glazed side screen, shower mixer unit and drench head. Two ceiling spotlights (one with extractor) and skylight window to the sloping ceiling. Chrome ladder-style radiator/towel rail.







First Floor

Landing

An L-shaped landing with balustrade extending for a short distance to form a gallery above the staircase. Radiator, two ceiling light points and trap access to the upper roof void. Ledged and braced latched doors lead to the bedrooms and family shower room.

Master Bedroom

A huge bedroom with Karndean, oak style floor covering, deep part-sloping ceiling with one dormer window on the rear elevation and two front dormer windows presenting south views. Three radiators, four ceiling spotlight downlights and two further beaded, ledged and braced doors with latch handles to the ensuite dressing room and ensuite bathroom.

En Suite Bathroom

 designed by Sarah Anderson

White suite comprising a Lefroy Brooks low-level WC, La Chapelle wash hand basin on twin shaped legs with mosaic tile splashbacks and mirror cabinet over, together with twin lever taps and centre spout. Panelled bath by Lefroy Brooks with shower mixer unit and lever taps to centre spout, fixed drench shower head and glazed side screen. Mosaic tile surround and large plinth with double doors to storage cupboard beneath. Ceramic-tiled floor and part-tiled walls in travertine style, ceiling downlights and combined extractor fan. Chrome ladder style towel rail/radiator.

En Suite Dressing Room

Built-in range of birch-effect storage furniture comprising shelf compartments, six drawers and multiple clothes hanging areas. Ceiling light fitting with four spotlights, radiator and side window presenting views towards the paddock.

Bedroom 2

A large L-shaped bedroom with deep, part-sloping ceiling, side window providing views towards the village and front dormer window overlooking the countryside. Two radiators, (one in decorative case) two ceiling light points and a built-in range of dressing table with drawers and shelved compartments adjacent. High-level power point and TV socket for a wall-mounted TV.



Bedroom 4

A smaller double or large single bedroom with a built-in range of furniture comprising mirror-fronted double wardrobe with sliding doors and a dressing table with four drawers, together with shelves above. Radiator and deep, part-sloping ceiling with front dormer window on the south side, presenting open views across the countryside.



NB The bedrooms each have TV points linked to a central powered controller in the roof void enabling satellite sharing.

Family Bathroom

With a white suite comprising a suspended vanity unit comprising a rectangular white, wash hand basin set onto black double drawers with tiled splashback, LED mirror above and separate low-level suspended WC with chrome Bagnodesign dual flush above.



Square design, double-ended bath set into a travertine style tiled surround, complementary walk-in tiled shower with glazed side screen and wall-mounted shower fitting by GRB; illuminated wall alcove, shower handset and square drench head over Extractor spotlight above.



Illuminated tiled wall alcove with shelf, square tubular design, chrome ladder style radiator/towel rail, ceiling downlighters, travertine style floor tiling and part-sloping ceiling with rear skylight window.





THE ANNEXE

Approached through a front door of hardwood construction on the front elevation, to the side of the two garage doors, and opening into the:

Entrance Lobby

With radiator, staircase with handrail leading up to the first floor and electricity consumer unit with MCBs. Door to the:

Kitchen

With a built-in range of base cupboards and drawers in cream with stainless steel handles, work surfaces, built-in fridge freezer and microwave oven, together with a stainless-steel single drainer sink unit. Radiator, connecting oak door to the garage and further door to the:

Shower Room

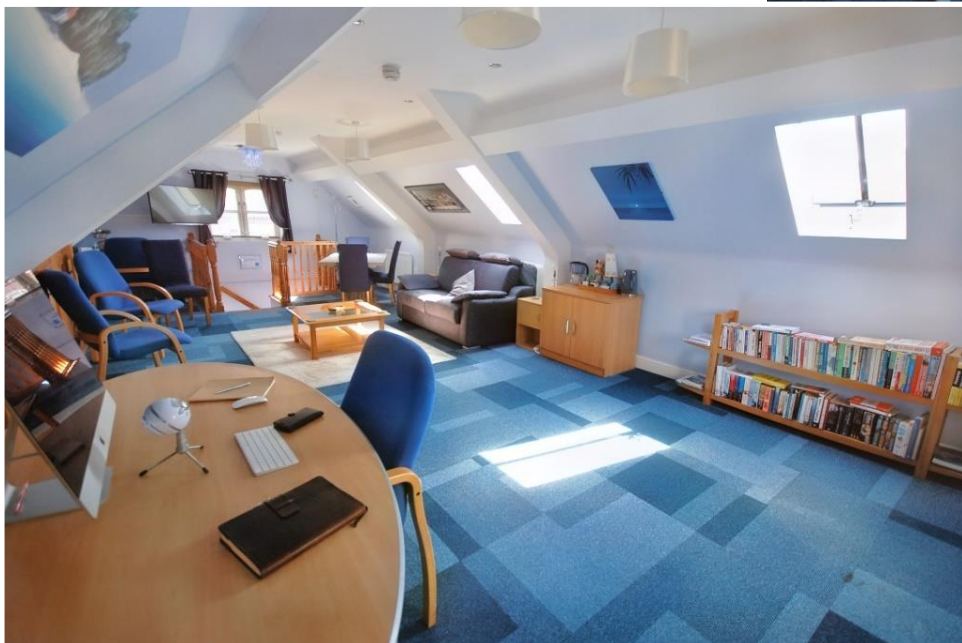
White suite comprising Lefroy Brooks pedestal wash hand basin and low-level WC, together with shower cubicle. A corner cupboard houses the Morco LPG central heating boiler for the annexe, of combination design with integral programmer.





First Floor

A spacious, multi-purpose open plan room with a range of built-in under-eaves cupboards to one side, ideal for storing self-catering furniture, bedding and equipment and intended for combined living and bedroom space. Alternatively, this makes an ideal, spacious home working office from which to operate a business or work quietly from home, (all subject to planning permission). Two gable windows, three skylight windows, sockets and cable for wall-mounted TV and four pendant lights to the deep, sloping ceiling with multiple ceiling downlighters. Two radiators and further ceiling light point above the staircase. Fujitsu wall mounted air conditioning unit. With regard to wifi, - the village has FTTC around 70Mb/s and the house currently has Starlink in the region of 180Mb/s hard wired to repeaters and to the Annexe which has 16 sockets to hardwire equipment for a working office eg computers, laptops, printers etc.



OUTSIDE/LAND/OUTBUILDINGS

The house is approached from the lane leading through the village, across a small unadopted lane culminating in the entrance to Daintree House. Within the grounds along the southern, lower boundary, beyond picket fencing, there is a country footpath leading out across the hills to the west. The privately owned gravelled driveway from the lane, leads up to a spacious block paved parking and turning area for several vehicles and gives access to the double garage. There are sandstone flag-paved patio areas to the front and side of the main house ideal for patio furniture, alfresco dining etc. and orientated to enjoy the sun throughout the day whilst also taking in the rural panorama. High level powerful floodlight over the south patio and outside power points nearby. Brick-built barbecue enclosure to the rear of the west patio and storage area across the rear of the garden room and house with water butt and floodlight. The front garden is lawned and banked up from the drive with blossom and laburnum trees. A sandstone pathway extends across the front of the house to the main front entrance and continues to a bin storage area on one side.



Double Garage

Integral within the cavity wall annexe building. There are two hardwood remote-controlled, up-and-over doors, shelving, wall cupboards, side window, LED strip lights and power points. Connecting door to the kitchen area adjacent. Water tap outside.

On the east side of the house there is a lawned garden enclosed by picket fencing on three sides with log store to the side wall of the house and pathway leading round to the door from the utility room. Brick retaining walls to the raised garden beyond incorporate steps up and further floodlight together with an outside tap. Adjacent is the oil storage tank.

The garden then extends around the rear of the house with a small greenhouse and is mainly laid to grass with a field gate into the paddock. The grass bank continues around the rear of the annexe building before returning to hand-gates into the paddock and driveway. At the highest point of this garden, a base has been constructed with water pipe, electricity cable and drainage laid on as the current owner intended to apply for glamping pods in this area. There is also an elevated deck for outdoor furniture taking advantage of the superb views.

At the side of the annexe there is a timber-built **Garden Shed** with a clay pan tiled roof and dog kennel adjacent, both with power supply and the shed has a strip light.

The land is laid to grass which has been allowed to grow with pathways cut through for private or guest use and the uppermost area commands some quite stunning views across the Wolds to the south and west, and over to the village with the hillside Church of St. Martin clearly visible to the south-east. Close to the highest point is the impressive outdoor children's play area with timber framed climbing frame, ladders, netting, raised cabin etc. all surrounded by soft rubber matting.

The grounds of approximately 4.5 acres (STS) have potential for a variety of uses from equestrian and hobby farm to horticulture or leisure use – all subject to planning permission.







Location

Welton-le-Wold has for many years been a favoured village by property buyers due to the charming surrounding countryside in the Lincolnshire Wolds Area of Outstanding Natural Beauty. The village offers a peaceful way of life away from main roads but is just 4 miles from Louth market town with its excellent range of shopping, educational and recreational facilities. Positioned on the hillside is the Grade II Listed Church of St. Martin which dates from the 14th Century. The village was recorded in the 1086 Domesday Book as having 57 households.

The Wolds is a popular area for equestrians with numerous bridleways and there are some scenic walks onto the hills, one leading directly from Daintree House. The village name is associated with the stream running through the main area and a walk to the eastern fringes will reveal pathways leading to South Elkington and in turn to Louth.

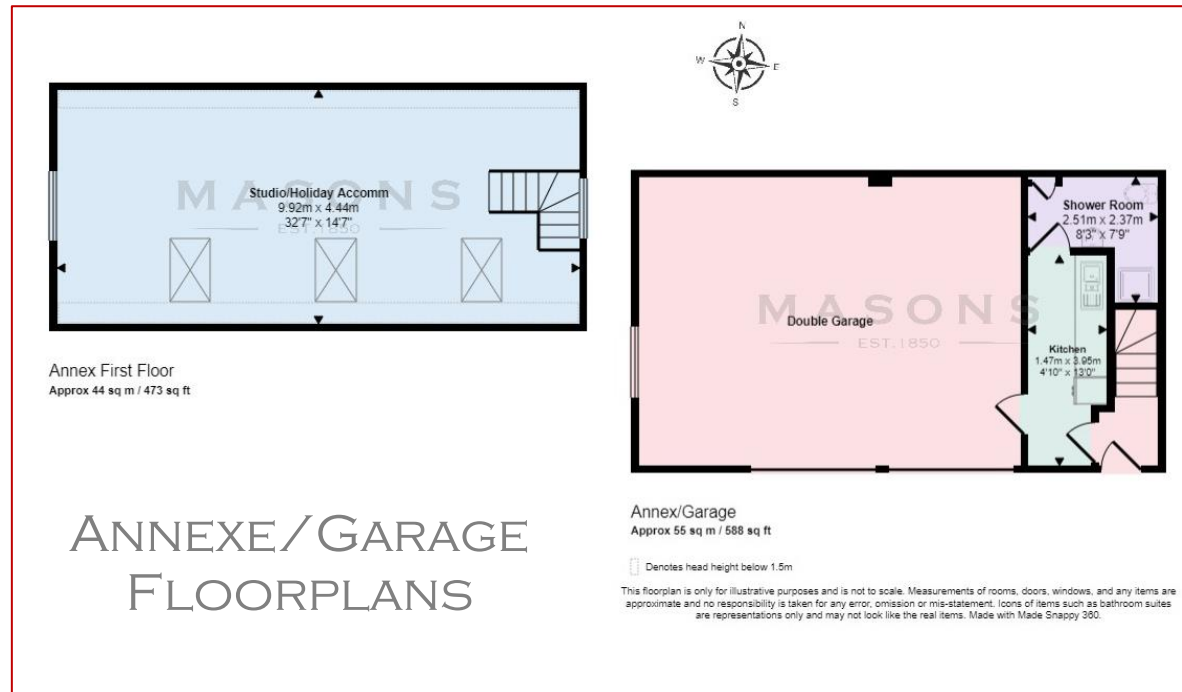
The main business centres in the region are Lincoln (24 miles), Grimsby (18 miles) and Boston (33 miles) while the Humberside Airport is approximately 24 miles away.

Viewing

Strictly by prior appointment through the selling agent.

General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. NB. The aerial, red-lined images show the approximate position of boundaries and these should be verified against the sale plan at contract stage. We are advised that the property is connected to mains electricity and water (meter under the tree in the front garden) whilst drainage is to a private system but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band F.



HOUSE FLOORPLANS AND EPC GRAPH



First Floor
Approx 135 sq m / 1448 sq ft

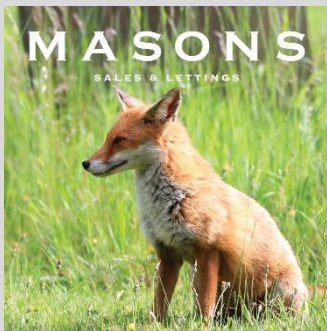
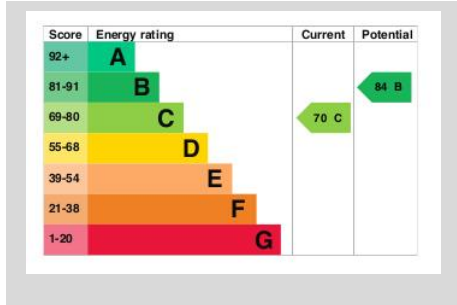
Denotes head height below 1.5m



Ground Floor
Approx 147 sq m / 1583 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Simple 360.



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