

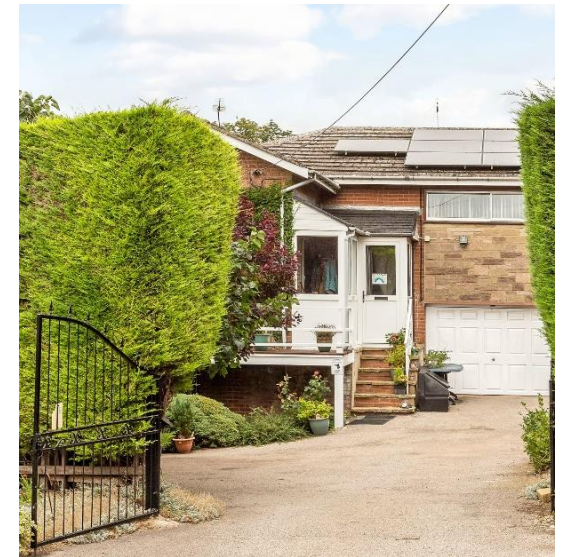


WELTON VALE HOUSE
WELTON-LE-WOLD LN11 0QT

M A S O N S
EST. 1850

WELTON VALE HOUSE, WELTON-LE-WOLD, LOUTH, LINCOLNSHIRE LN1 1 OQT

This unique detached Wolds village residence has to be viewed to appreciate the interesting and highly versatile accommodation, extending to some 4,670 square ft, together with mature gardens and grass paddock, twin gated driveways and range of garden outbuildings, the grounds totalling around 1.29 acres (STS). The house incorporates a spacious office wing from where the current owner has previously operated a business with seating and base station capacity for a working team and ample storage, or this area would alternatively transform into additional accommodation, a large annexe or holiday letting units (subject to any necessary consents). Heating by oil central heating boiler and biomass boiler, double-glazed windows and security alarm system.



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. Proceed towards the bottom of the hill and before reaching the right bend, the west driveway into Welton Vale House will be seen on the right whilst the secondary drive can be found by continuing around the right bend and looking for the gates on the north side.

ABOUT WELTON VALE HOUSE...

This highly individual detached house is thought to date back to the 1970's with subsequent extensions and alterations culminating in the exceptionally spacious building of today. The principal external walls are brick-faced under pitched timber roof structures covered in concrete tiles and the windows are double glazed. There is an oil central heating system supplemented by a biomass boiler in its own boiler house adjacent to the main house. The main lounge also has a feature 360-degree circular open fireplace positioned inside the room. The roof has photovoltaic solar panels to the west slope providing power to the house and a "feed-in" return for overflow power to the National Grid.

The accommodation is inverted with living areas enjoying some lovely views from the upper split-level floor but incorporating a snug with washroom and playroom/bedroom 5 which could make an integral annexe with access on to the south patio. The main lounge is positioned on the highest level with fine views across the grounds to the Wolds beyond and up to the elevated stone-built church on the hillside. This room has feature shaped steps up from the hallway, which is also visually linked with an L-shaped living room via a large, shaped archway adjoining the staircase down to the lower floor. The upper-floor kitchen is separated into utility and fitted areas, with a dining room leading off. A central hallway and passage on the lower floor gives access to 4 bedrooms (one with ensuite shower room), a large family bathroom and further shower room with sauna off. The office wing comprises two large rooms, with cloakroom, wash-basin and WC, independent access from the north drive and an Edwardian style conservatory leading to the lower garden areas and patio. The accommodation, garage and outbuildings are described in more detail below. The large grounds include a grass paddock providing potential to keep a pony, enjoy a self sufficient lifestyle or have a small hobby farm.



ACCOMMODATION

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

Upper Floor

The main entrance to the house is positioned on the west side of the building where a flight of brick and stone steps leads up from the driveway with wrought iron handrail to the:

L-Shaped Porch

With uPVC double-glazed windows and a part-glazed (double-glazed) door, hardwood strip floor, painted panelled ceiling and three spotlight fitting. There is a double-glazed patio door and side panel to the L-shaped sitting and dining area within and a hardwood, six-panel door with glazed side panel to the:

Entrance Hall

A unique reception area with tall ceiling to part and a flight of semi-circular curved steps leading up to the main lounge which is on a split level. At the top of these steps there are hardwood screens and double gates for child safety, while within the hallway there is a hardwood screen with acrylic glazed panel to the staircase which leads down to the lower floor. The hallway features some impressive, shaped archways, including an arched opening with ledge through to the L-shaped second reception room, presently a sitting and dining area.



Radiator, coved ceiling, door chimes and two ceiling light points to the split-level ceiling. Digital central heating thermostat. Shaped archway through to a **lobby** with white, wash hand basin having tiled splashback and cupboard beneath on one side, tube lighting and radiator; door opposite to a WC with part-tiled walls and white low-level WC. Trap access within the lobby to the roof void and shaped walk-through archway to the kitchen area.

Lounge

A hugely impressive room of very generous proportions with some amazing views through wide patio doors and side panels on the side and rear elevations, across the grounds to the Wolds countryside beyond and over the owned paddock to the church positioned on the hillside at the rear. A bright room with two further large windows to the west elevation and

there is an unusual circular 360 degree feature fireplace positioned within the room, with a crazy paved hearth surround, open grate and stainless-steel canopy above. Underfloor vented heating, coved ceiling, two ceiling light points and three wall light points. Debon-Air air conditioning unit and smoke alarm. The patio doors open onto a large patio on the south side of the house and a raised balcony deck with painted screen around and steps down to a roof patio over the lower rooms.





L-Shaped Sitting and Dining Room

A versatile room having a mock stone and slate fireplace with copper shaped hood to the seating area. Single and two double radiators, arched wall alcove, coved ceiling, three ceiling light points and three wall light points. As previously mentioned, there is a patio door and side panel onto the entrance porch and a further patio door opens onto a balcony deck extending around the side and front of the house with a metal framed post and rail balustrade.

Kitchen

The kitchen is separated into two areas, the main working area having a range of units in white Shaker style to include a tall cupboard with basket drawers, base cupboards and drawers including deep pan drawers, roll-edge, woodblock-effect work surfaces with ceramic tile splashbacks and wall cupboards including a glazed cabinet and wine store.



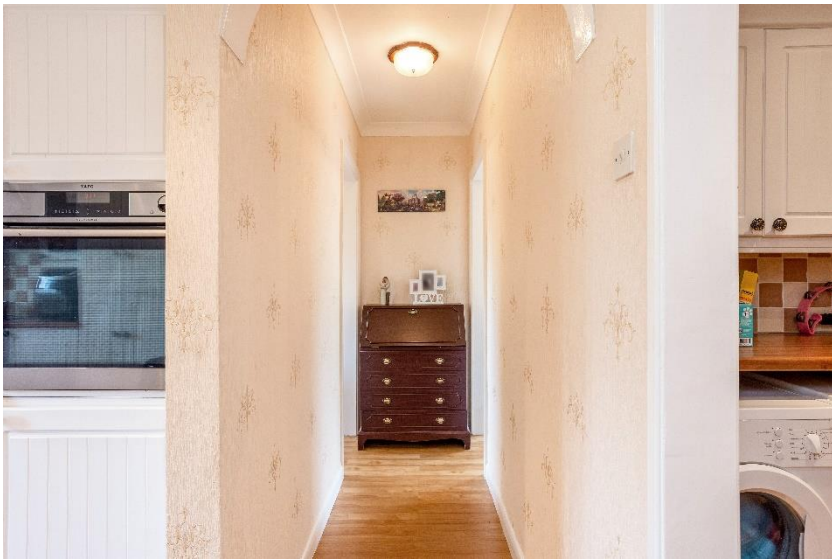
Tall unit housing an AEG stainless steel and glazed electric oven, separate ceramic hob and stainless-steel cooker hood. Maple style floor covering, coved ceiling with recessed spotlights and walk-through archway to the dining room. White ladder style radiator and window with views across the village surroundings towards the hillside opposite. One and a half bowl stainless steel, single drainer sink unit.

The inner kitchen area has further wall cupboard units, roll-edge work surface as in the main kitchen, space for a tumble dryer and space with plumbing for a washing machine and for dishwasher. Further space for an upright fridge/freezer, wall cupboard with consumer unit having MCBs, coved ceiling with spotlights and double louvred doors to a deep larder cupboard with shelving and lights.

Dining Room

A spacious room with window to the north elevation providing views across the village to the hillside beyond. Radiator, coved ceiling and maple style floor covering. From the kitchen and dining room there are openings through to an:





Inner Lobby

With coved ceiling and six-panel door to the:

Snug

With maple style floor covering continuing through, south double-glazed patio door and side panel, two radiators and coved ceiling. Attractive views across the patio and gardens towards the church on the hill to the south side. Ceiling light point and wall light point. White six-panel door to the:

Wash Room

Coloured suite of low-level WC and vanity wash hand basin with cupboard beneath, ceramic tile splashbacks, wall mirror and tube light over. There is a useful storage space beneath the sloping ceiling to one side of this room and there is a radiator.

Playroom/Bedroom

A useful, versatile room with a window to the north elevation, sloping ceiling down to around 0.8m in height and two high-level lights. Long radiator.





Lower Floor

From the entrance hall an open-tread staircase with hardwood screen at the side leads down to the

Hallway

with passage leading off to the rear. Double radiator with shelf, coved ceiling, two shaped arches, multiple ceiling lights and a large, recessed cupboard with louvred doors, shelving and copper hot water cylinder to the side.

Bedroom 1

A good size double bedroom with a full-width range of built-in furniture comprising single and two double wardrobes, centre chest of drawers and a range of store cupboards above. Window on the west elevation and long double radiator.

Bedroom 2

A smaller double bedroom or good size single bedroom with window to the north elevation overlooking the main garden area. Radiator, coved ceiling and ceiling light point.

Bedroom 3

A double bedroom of good size with a range of two double wardrobes and centre dressing table having mirror and drawer; range of store cupboards above. Radiator, coved ceiling and window to the north elevation.

Bedroom 4

A double bedroom with window on the north elevation, radiator, coved ceiling and connecting door to the:

En Suite Shower Room

With ceramic-tiled and glazed shower cubicle, shower mixer unit and handset, small pedestal wash hand basin with mixer tap and low-level, dual-flush WC. Ceramic tiling to the walls and plinth, inner window to the office wing adjacent and ceiling spotlights. Double radiator.

Family Bathroom

A spacious bathroom with a ceramic-tiled floor and part ceramic-tiled walls, white suite of square design comprising low-level, dual-flush WC and a suspended vanity wash hand basin with drawer beneath, together with a corner ceramic-tiled and



glazed shower cubicle with electric shower unit, handset and curved screen door. Contrasting the white suite is a coloured panelled bath projecting into the room at 45 degrees and of interesting shape with curved, raised plinth and side moulded panels, side grips, independent taps and spout together with a glass mosaic tiled enclosure. Coved ceiling, north window, glass mosaic wall panels and mirror-fronted cabinet.

Family Shower Room

With Karndean flooring in travertine style and having ceramic wall tiling to three-quarter height, ornate mosaic tiled border, white suite of low-level, dual-flush WC and pedestal wash hand basin having an LED mirror with shaver socket over. Corner ceramic-tiled and glazed shower cubicle with curved screen door and electric shower unit with handset. Ornate glass mosaic tiled wall panel, light-operated extractor fan, white ladder style radiator/towel rail and ceiling downlighters. A part-glazed inner door leads to the:

Sauna

With pine-panelled walls, deep split-level pine benches, wall lights and a Nordic stove/heater.

The Passageway off the hall is L-shaped overall with a radiator and two large, built-in double cupboards having clothes rails and shelving plus a six-panel door to a further shelved store cupboard. An inner lobby gives access to the office accommodation and has ceiling light points and doors off to the **Office Cloakroom** with white pedestal wash hand basin having tiled splashback, high-level window and wall mirror, together with a connecting door to the **Toilet** adjacent with low-level WC and extractor fan.

Boiler Room

Containing the Worcester Greenstar Camray 18/25 oil-fired central heating boiler. Raised plinth to one side and there is a redundant older boiler adjacent.

Offices

Accessed from the inner lobby previously described, there are two large offices with a smaller inner office and a separate side entrance lobby allowing independent access from the north driveway. The smaller inner office has a high-level window and a wide, square opening to the main office area which provides space for multiple workstations, coved ceiling, four diffused strip lights, two high-level south windows, radiator and a door into the entrance lobby. Further door to outside and double-glazed patio door with side panels to the conservatory.

The second spacious office area also provides scope to create a number of workstations or could be used for storage or as a workshop area, with high-level east window, separate entrance door from the side lobby, three diffused strip lights and two banks of spotlights. Double radiator.





Entrance Lobby

Hardwood door with arched, glazed fanlight and glazed side panels to outside and a further connecting door to the:

Conservatory

Edwardian in style with uPVC double-glazed windows to three sides having louvre blinds, French doors onto the patio and combined three-branch light and ventilation fan to the ridge. A pair of French doors open to outside on the south elevation. Opaque polycarbonate roof with skylight opening panels.



OUTSIDE LAND/ OUTBUILDINGS

Main entrance on the west side of the house where shaped, ornamental wrought iron double gates with the house name incorporated, open onto a tarmac-paved driveway and turning area with shrubbery beds and ornamental trees adjacent. A pathway leads off to the lower garden and the drive gives access to an:

Integral Garage

With up and over door and sensor floodlight over. The garage has natural brick walls, a Sunny Boy control unit for the photovoltaic solar panels, electricity consumer unit with MCBs, power points, shelving and strip light. This garage is currently used for storage and as a freezer room. There are two recessed storage alcoves.

From the driveway, two flights of steps lead up to the **Chicken Run** and the south patio with a large screen conifer bush and banked garden between. The chicken run extends along the upper bank with wire netting fence and a timber **Hen House**.





The spacious flagstone patio on the south side of the house has shaped steps down from the patio door of the main lounge and a stone wall around an ornamental pond with waterfall, against the raised paddock beyond. Lovely views over the paddock to the church. Steps lead up to a further enclosed patio area on split levels with space for barbecue and a **Summer House and Wendy house** adjacent. There are shrubbery beds around the main patio and a picket fence with steps down to a lower bank by the side wing of the house, with trees and shrubs. Modern oil storage tank.

Wide flagstone steps lead down to a lawned pathway with well-stocked borders, a planted bank adjacent and continuing past the conservatory to a lawned garden area, ideal for children's garden toys, with a metal-framed pergola extending over the conservatory patio with honeysuckle and floodlight over. Established tree and gate through an arched opening in the tall screen conifer hedge to a range of timber garden outbuildings comprising **Four Sheds** and a metal-framed **Greenhouse**. Fruit trees and fruit cages adjacent with soft canes. **NB.** One of the timber sheds withing the side enclosure is presently home to two **Dutch goats** which are resident at the property and will remain following the sale.



The goat shed is set in an enclosure with post and rail fencing and a gate giving access to the grass paddock which extends to the east and south sides of the property.

A further pair of ornamental wrought iron double gates open onto a second drive which provides ample parking space whilst also leading to the office wing of the house and the entrance lobby on the east side, as previously described. Adjacent to this is a further timber-built **Boiler House** which contains the KWB biomass boiler, supplementing the oil-fired central heating boiler within the house and incorporating storage for the pellets adjacent; the biomass boiler is on an annual service contract.

The lower driveway also gives access to a brick and flat-roofed:

Carport and Store

with mock pitched roof along the front and side elevations and timber panels between piers internally. This building has steel supporting beams to the roof structure and there is a good size car port, to the rear of which is a large capacity diesel storage tank. From here, an opening in the conifer hedge leads through to the garden.

The workshop/store adjacent has steel beams to the ceiling, strip lights, power points, shelving and timber double doors.





The main, spacious, lower garden on the north side of the house is principally laid to lawn with a variety of ornamental trees, spring bulbs, high hedges maintaining privacy and a flagstone pathway leading along the underside of the balcony around to the west side of the house. There are numerous outside wall and flood lights, some external power points and outside water tap.





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, above the house, 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 to the west from the other side of the lane. 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. Red-lined aerial images show approximate boundaries and should be verified against the sale contract plan. We are advised that the property is connected to mains electricity and water 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 G.

Directions

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FLOOR PLANS FOR LOWER FLOOR, GARAGE, CARPORT AND WORKSHOP/STORE



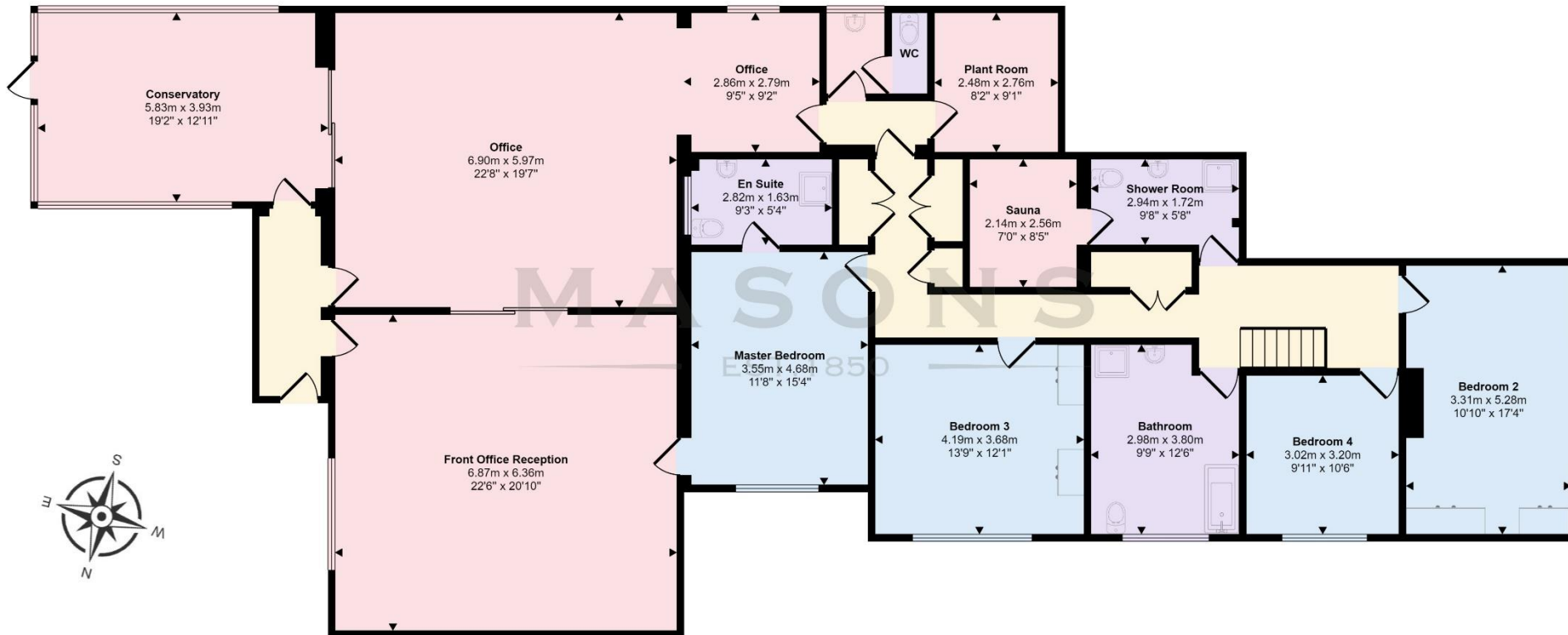
Car port/Workshop
Approx 54 sq m / 582 sq ft

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 Snappy 360.



Garage
Approx 18 sq m / 198 sq ft



Approx 255 sq m / 2740 sq ft

Denotes head height below 1.5m

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UPPER FLOOR PLAN AND EPC GRAPH

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Approx 179 sq m / 1930 sq ft

Denotes head height below 1.5m

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