



THE OLD DAIRY,
WELTON LE WOLD,
LN11 0QS

MASONS

EST. 1850

THE OLD DAIRY, LINCOLN ROAD, WELTON LE WOLD, LN1 1 OQS

A combination of rural living with contemporary style and character, this substantial barn conversion positioned in the Lincolnshire Wolds offers versatile living with separate Annex and superb garden room. The main dwelling features a stunning open plan Kitchen family room fitted with extensive units and quality appliances. Further multiple elegant reception rooms with vaulted ceilings throughout, 3 excellent bedrooms, 2 bathrooms, Study and Utility all with underfloor heating. Across from the enclosed secure courtyard garden is the independent 2 bedroom annex and a superb garden office room with kitchenette and WC. Parking for multiple vehicles with ample driveway, garage and store with the gardens and courtyard enjoying a superb south westerly aspect.



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 then follow the road for just over 2 miles and take the first right turning signposted Welton-le-Wold. After a very short distance the shared drive approach will be found on the right side and after passing the first property, The Old Dairy will be found on the right side with parking to the left.

ABOUT THE OLD DAIRY...

The Old Dairy is believed to date back originally to 1842, where it was constructed as part of a farmyard. The property was then purchased by the current vendor who converted the barns in 2008 to provide this luxury high-quality living accommodation, providing all the comforts of modern-day living, yet retaining all the period charm and original features from the barns' original agricultural life. The property has brick-faced walls with pitched timber roof construction with clay pantile covering. The main dwelling, annexe and garden room were all converted at the same time to the correct building regulations with relevant warranties (now expired).

The property boasts superb, well planned open plan accommodation with spacious reception rooms and bedrooms with the rooms enjoying fully vaulted ceilings, retaining exposed timber beams creating a true feeling of space and character whilst the modern fittings and underfloor heating system creates a very cosy and pleasant home.

The property has high-quality, timber-framed window units with double-glazed tinted glass panes and has retained the original timber latched internal doors and solid oak external doors. Heating is provided by way of a Grant oil-fired boiler, providing heating to the main dwelling via an underfloor wet system with individual room thermostats.

The annexe and garden room are separately heated via individual modern electric panel heaters whilst drainage is to a shared treatment plant with the neighbouring property having shared liability.

The superb layout of the barns lends itself to merging families with the two bedroom annexe positioned adjacent the courtyard, however, could be and has previously been run for holiday let purposes with the further addition of the garden room creating further versatile options and potential for further holiday let unit/commercial use to be created if required, (subject to any necessary consents) which could make use of the separate front gated access.





ACCOMMODATION

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

Living Kitchen Diner

A superb open plan reception room ideal for entertaining having original vaulted ceilings with timber beams and original hoist in situ to loft space. Superb range of high-quality kitchen units comprising walnut-effect Shaker style doors with soft-close hinges, deep pan drawers and smart black granite work surfaces with matching upstands, with cut drainers to a Belfast sink with chrome mono mixer tap. Range of built-in appliances including dishwasher and Leisure range cooker having four electric ovens with five ring induction hob above, with extractor. Exposed brickwork feature walls and large Samsung American style fridge freezer. Dining and lounge area with electrics for high-level mounted television and electric fire. Underfloor heating thermostat controls to wall and attractive travertine tiled floors.





Snug

Open to the living kitchen diner and having floor to ceiling windows overlooking the drive. Carpeted floor and sloping ceiling with exposed beams, underfloor heater control to wall.

Utility

Having a range of tall cupboards with walnut-effect Shaker style doors, plumbing for washing machine and tumble dryer within one cupboard, with the end cupboard housing the Grant oil-fired central heating boiler which is serviced on a regular basis.

Boiler Room

Having pressurised hot water cylinder to one side, central heating timer controls and shelving and hanging rails provided, ideal for shoes and coats and for drying of laundry. Carpeted floor.

WC

Off the utility and having low-level WC, wall-mounted wash hand basin with tiled splashback, feature exposed brick wall, carpeted floor and extractor fan to ceiling with spotlights.

Study

Located off the snug having separate entrance onto driveway with floor to ceiling windows to one side, carpeted floor and a very generous space which could be used for a variety of purposes. Currently set up as a study and could be a further reception room or bedroom if required.

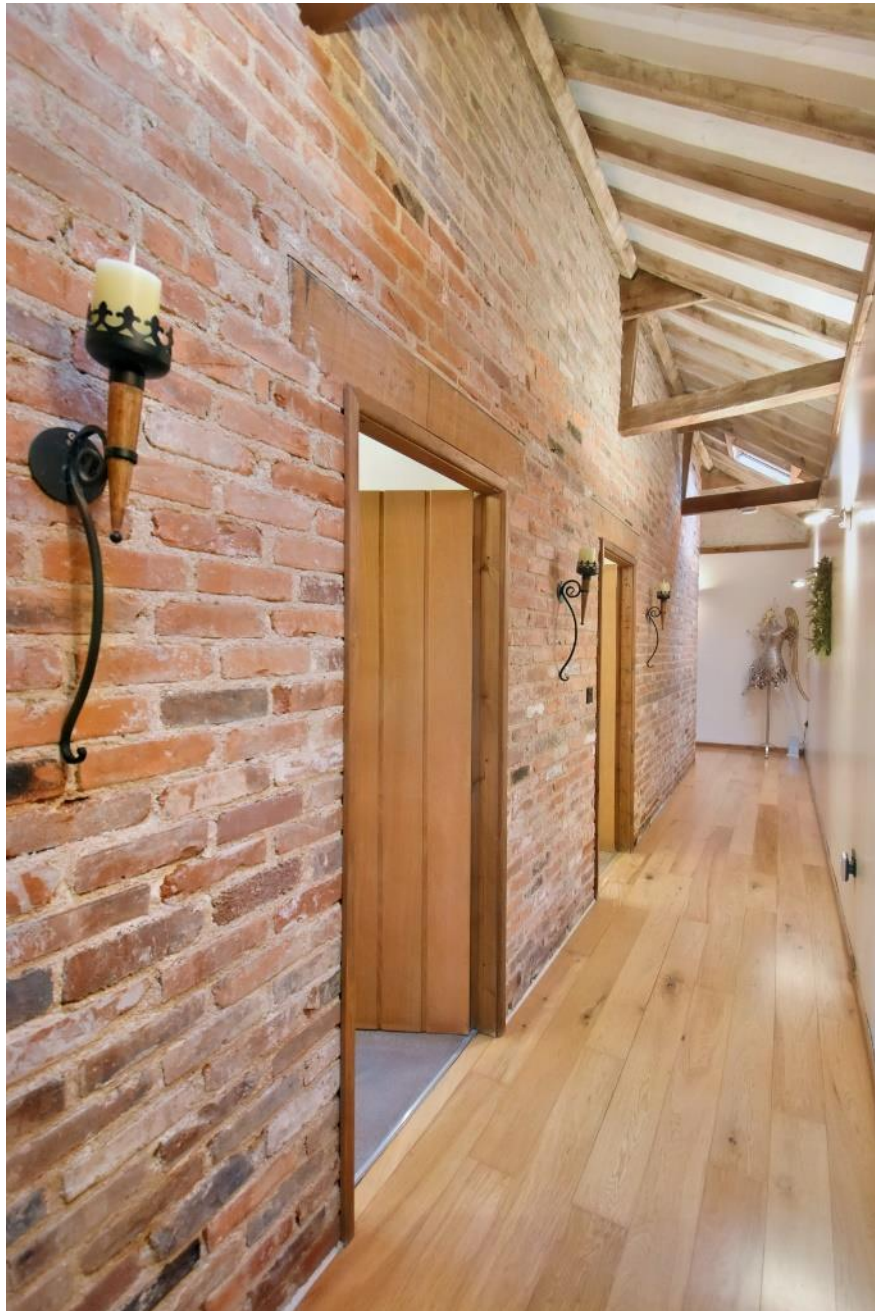




Sitting Room

A superb and grand reception room having beautiful original beams to the vaulted ceiling with centrally hanging chandelier, floor to ceiling windows and patio door leading to front driveway. Carpeted floor and feature fireplace with electric inset fire. Underfloor heating controls and original latched barn door giving access to the rear hallway.





Rear Hall

Giving access to the bedrooms and bathroom with solid oak doors. L-shaped and having exposed brickwork wall with vaulted ceilings and twin skylights. Wall-mounted lighting along the length with oak flooring and having sloping ramp to the master bedroom (original steps beneath).





Master Bedroom

A superb double room with vaulted ceilings, exposed timber beams and original brickwork to wall, exposed to high level with centrally hanging chandelier. Oak lintel and doors into dressing room and en suite bathroom, patio door leading to central courtyard. Carpeted floor and underfloor heating controls.

En Suite Bathroom

A generously sized bathroom with panelled bath having tiled splashback and hand shower attachment. Corner shower unit with multi-function rainfall head and side jet nozzles with in-built sound system, seat and curved sliding glass doors. Wall-mounted wash hand basin with wall light above, low-level WC. Vaulted ceilings with exposed beams, carpeted floor and spotlights to ceiling and extractor fan.

Dressing Room

Vaulted ceiling and light, hanging rails and space for shelving and cupboards. Carpeted floor.



Bedroom 2

A further generous double bedroom, vaulted ceiling with exposed beams and hanging chandelier. Ample space for wardrobe and dressing table. Double patio doors leading to courtyard, small portal window to one side, carpeted floor and neutral decoration.

Bedroom 3

A further double bedroom with vaulted ceiling and exposed timber beams, neutral decoration, carpeted floor, double patio doors into courtyard, exposed brickwork wall and small portal window. Underfloor heating control.



Family Bathroom

A smart bathroom suite having part free-standing bath with hand shower attachment, tiling to splashback, fixed units to side having storage drawers and cupboards, laminated worktop, inset wash hand basin with chrome mono mixer tap, back to wall WC and wall cupboards with central mirror. Vaulted ceilings with exposed beams and hanging chandelier, extractor fan to wall. Corner shower cubicle having control unit providing sound system and lighting. Rainfall head and hand-held attachment, side jet nozzles and seat, with curved sliding glass doors.



Annexe

Annexe Reception

Having double-glazed timber front entrance door with windows to either side, oak doors to principal rooms with opening through to living kitchen/diner.

Living Kitchen Diner

Having a range of base and wall units with wood effect doors, chrome handles, woodblock laminated work surfaces with matching upstands. Single bowl stainless steel sink and a good range of built-in appliances including Indesit single electric oven, Baumatic four-ring electric hob with extractor fan above and stainless steel splashback. Slimline dishwasher and built-in washing machine and under-counter fridge with freezer compartment. Oak-effect laminate flooring opening into the carpeted living and dining space with vaulted ceiling, exposed beams and brick walls. Floor to ceiling windows to front elevation allowing light to flood into the room. Modern electric heater panels to wall and extractor.



Bedroom 1

A good size double room with vaulted ceiling and exposed beam, floor to ceiling windows to front, carpeted floor and having modern electric heater panel.

Bedroom 2

Positioned off the living area through a door with steps down into the with high vaulted ceilings and exposed beams. Separate front stable style access door of oak construction with window to side. Carpeted floor.

Bathroom

Having panelled bath with hand shower attachment, shower screen to side and tiling to wet area. Low-level WC and wall-mounted wash hand basin with mirrored cabinet above. Shaver point to side, electric heater panel to wall, vaulted ceiling with exposed beam, neutral decoration and carpeted floor. Extractor fan to wall and hanging chandelier. Large cupboard to the side housing the pressurised hot water cylinder together with the electric consumer unit.



Garden Room/Office

Accessed separately from the courtyard via a paved pathway, having twin double entrance doors into the spacious open plan, versatile room which could be used for a variety of purposes, currently set up as a home working space, however, would make ideal games room, garden room, hobby room and has potential to be used as a further separate annexe or Airbnb style accommodation (subject to any necessary consents). The room has vaulted ceilings with exposed beams, neutrally decorated, the walls all being fully insulated to building regulation. Wood-effect laminate flooring with modern electric heater panel to wall. At one end of the room a useful **Kitchenette** has been installed, having a range of units with solid woodblock work surfaces, chrome mono mixer tap with Belfast inset sink, matching upstands and timber panelling to splashback. High-level built-in Baumatic microwave combi oven with a built-in larder fridge below.

WC

Having low-level WC, wall-mounted wash hand basin with storage drawers and shower facility to side. Sloping ceiling with extractor fan and ceiling light. White painted walls and carpeted floor.





OUTSIDE

Double Garage

Having double timber access doors with light and power provided and fixed glazed units behind one door (removable). A good size garage currently set up as a workshop with laminated wood floor and connecting door through to:

Storage Room

Garden store housing the bunded oil storage tank with light and power. Ample space for further storage and shelving if required.

Courtyard

Having gated access from Lincoln Road to the garage, to a small gravelled area with main access from the rear with gate into the large gravelled courtyard providing parking for multiple vehicles. Outside lighting, tap and Tesla car charger port. A delightful patio area having a lovely south-westerly aspect creating a sun trap throughout the day, with riven paved pathway and astro turfed seating area. Paved pathway continuing around the perimeter of the property leading to the garden room and garage. To the side is the generous lawn area with walled boundaries creating an excellent private amenity space. Riven paved step up giving access to the separate annexe to one side.

Rear Drive

Large, gravelled driveway with small lawn area adjacent the property and gate into courtyard. Fenced boundaries and inset parking area for further two vehicles. Separate access to study and lounge doors with outside lighting. Right of way is given over the drive for one neighbouring property, with The Old Dairy itself given access via right of way over the first adjacent neighbouring property's gravelled drive.





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 but is just 4 miles from Louth market town with its excellent range of shopping, educational and recreational facilities. The village has 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, very close to the property. 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. We are advised that the property is connected to mains electricity and water with a private shared drainage system but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band E.



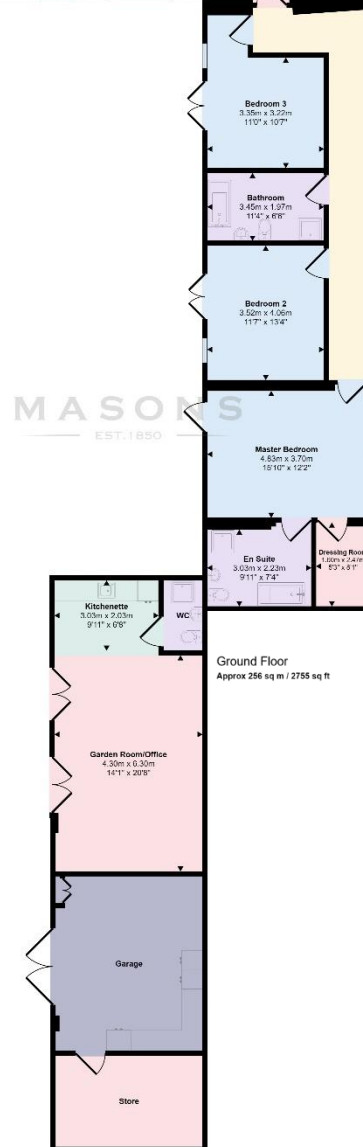


FLOORPLANS AND EPC



Annex
Approx 58 sq m / 620 sq ft

This floor plan is only for illustrative purposes and is not to scale. Measurements of floors, walls, niches, and areas are approximate and are not responsible to cover the new work, unless so stated. Floors of one and an additional millimetre are represented as only and may not look like the real items. Made only Made Grassy 560.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 73 C | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

MASONS
EST. 1850

Cornmarket, Louth,
Lincolnshire LN11 9QD
T 01507 350500

Important Notice

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.