

COUNTRY &  
EQUESTRIAN  
from moores



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## Welland House

Shotley  
Harringworth  
Northamptonshire  
NN17 3AG

### Features

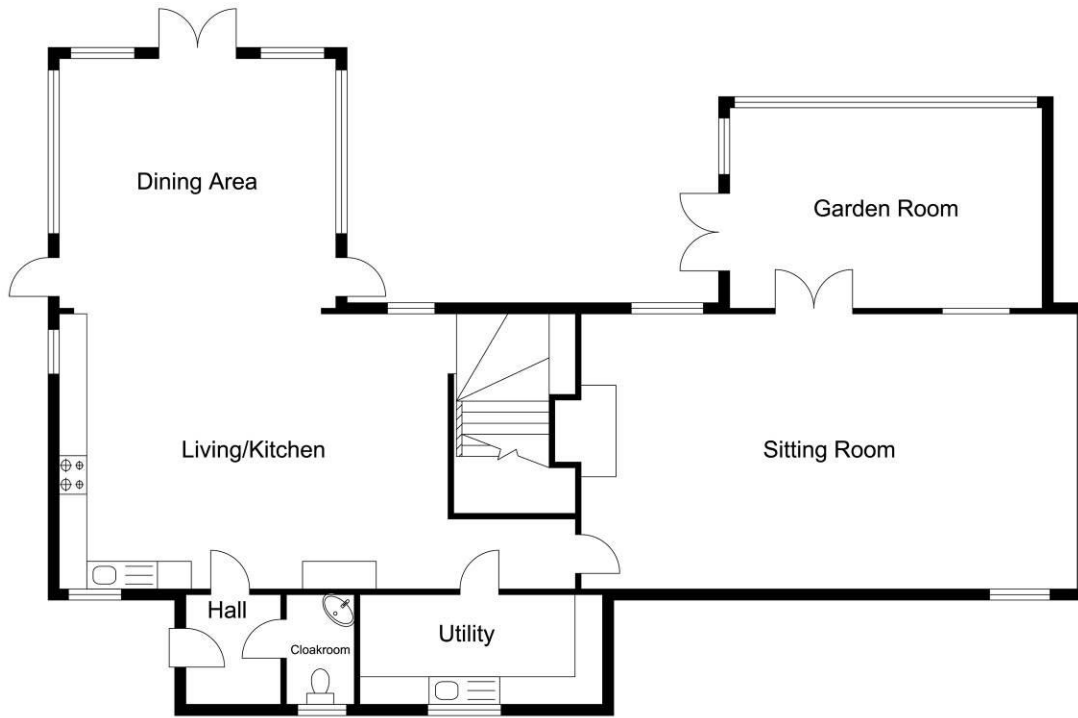
- Former Stone Workers Cottage
- Character Features
- Wood Burners and Exposed Stonework
- Countryside and Viaduct Views
- Three Bedrooms with Potential to Extend STPP
- Yard with Stabling and Car Ports
- Good Sized Rear Garden
- Open Plan Kitchen with Italian Marble Worktops



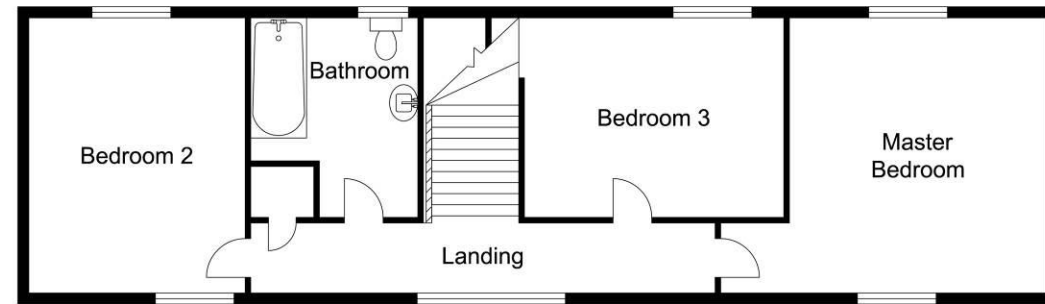
A detached stone property with delightful countryside views and of the Harringworth viaduct. Located in the heart of the Welland Valley within a charming hamlet on the edge of a village. Retaining many character features such as exposed beams, exposed stone work and wood burners. To front of the property is a walled area, wood store, shed and off road parking, to the side of the property there is a yard with stables and barn/car ports, to the rear a lawned garden backing on to paddock fields. The accommodation comprises of hallway, cloakroom, utility room, sitting room with wood burner, garden room, open plan kitchen/dining room with contemporary wood burner, three bedrooms and a family bathroom. The property has great potential for extension STPP, plans have previously been drawn up to make the property into a five bedroom home.

AGENTS NOTE: Grass livery is available in the village, and would provide an ideal grazing option to accompany the stables that are with the property.





Ground Floor



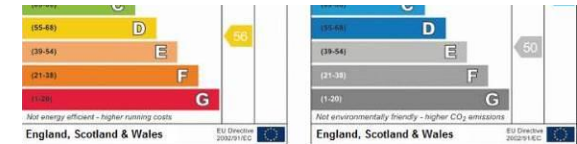
First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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