



Hall Lane, Welbourn, LN5 0NN

Offers In Excess Of £880,000

- Superb Detached Family Home
- Approx 5.7 Acres (STS)
- Impressive Swimming Complex
- 5 Bedrooms & 3 Bathrooms
- Approx 5000sq ft (460 sqm)
- Beautifully Established Gardens
- Viewing Essential
- EPC Rating: F

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The Chase, Hall Lane, Welbourn, LN5 0NN

Located with the sought after and picturesque village of Welbourn is this superb detached family home, which has been sympathetically renovated by the current owners over recent years. The property also has an impressive swimming complex, and around 5.7 acres in total.

Accommodation includes 5 bedrooms, 3 bathrooms, and has spacious living accommodation including 27'3 drawing room, 18'6 dining room, 21'8 kitchen diner and impressive atrium leading through to the swimming complex. Outside the property has a substantial driveway with space for many vehicles, and a double garage.

The property itself stands in beautifully established grounds and gardens which extend to approximately 0.67 acres and the adjacent orchard measures approximately 0.63 acres.

There is also a paddock immediately opposite the property on Cliff Road which extends to approximately 4.4 acres.

In the agents opinion the property would make a wonderful family home and would highly recommend an internal viewing for the property to be fully appreciated.



The Frontage

The property is accessed from Hall Lane via a five bar gate which leads to a substantial gravelled parking and turning area with space for several vehicles.

The driveway also extends to the side of the property, leading to the rear where there is further parking area suitable for many vehicles, and a double garage.

The front garden is predominantly laid to lawn and enclosed by attractive stone walling, with established beds and borders to include a variety of well maintained shrubs and trees.

The property

Over recent years the property has been sympathetically restored by the current owners, and offers immaculately presented and versatile accommodation throughout.

The main entrance door leads into a spacious reception hallway with library area, which in turn leads to a spacious inner hallway and rear hallway, leading to the atrium and swimming complex.

Additional ground floor accommodation briefly comprises ground floor WC, study, 27'3 drawing room, formal dining room, snug/family room with sliding patio door leading to the rear garden, 21'8 kitchen diner with central island unit and french doors leading to the side garden, walk in pantry and utility room.

To the first floor there is a spacious galleried landing area. There are 5 bedrooms, with the master suite having dressing room and recently refurbished en suite which has a large walk in shower and feature roll edge freestanding bath.

The guest bedroom also has a 'jack and jill' en suite which also serves bedroom 4, and there is also an additional family bathroom.

The swimming complex

The swimming complex can be accessed from the main house via the atrium - a very impressive hexagonal shaped room with feature roof lantern and four sets of sliding patio doors leading to well positioned outdoor seating areas.

The main swimming pool room has an impressive 36ft roof lantern, and has no fewer than nine sets of patio doors leading to the garden areas.

The floor areas have anti slip tiling. The pool itself is kidney shaped with a maximum length of approximately 30ft. The pool is fully tiled, with dolphin shaped mosaic tiled floor. It has a minimum depth of 3ft6 which slopes to a maximum depth of 6ft6.

The pool is also heated and comes complete with pool cover. Also within the swimming complex are two changing rooms which both have shower and toilet facilities.

Additionally there is a plant room which houses all of the controls and heating system for the swimming pool.

The grounds

The property stands in approximately 5.7 acres, and can be defined in three particular areas; The property and the gardens, including the driveway and parking areas extend to approximately 0.67 acres, and the adjacent orchard being some 0.63 acres.

The paddock, which is located immediately opposite the property on the other side of Cliff Road, measures approximately 4.4 acres. Please note that all measurements are subject to survey.

The property itself is surrounded by lovingly established gardens, being predominately laid to lawn, with beautifully established beds and borders to include a wide variety of flowers, plants, shrubs and trees. The gardens also offers many patio and outdoor seating areas meaning that the owners are able to enjoy the sunshine whatever the time of day.

The orchard is positioned to the east of the property, and is predominately laid to lawn, with a variety of fruit trees. There is also an allotment area and the orchard is fully enclosed. There is also direct access available into the orchard via a five bar gate leading from Hall Lane.

The paddock is located to the east of the property, on the opposite side of Cliff Road with gated access and again being fully enclosed. The paddock has been well maintained and has a stable block which would benefit from modernisation or replacement.



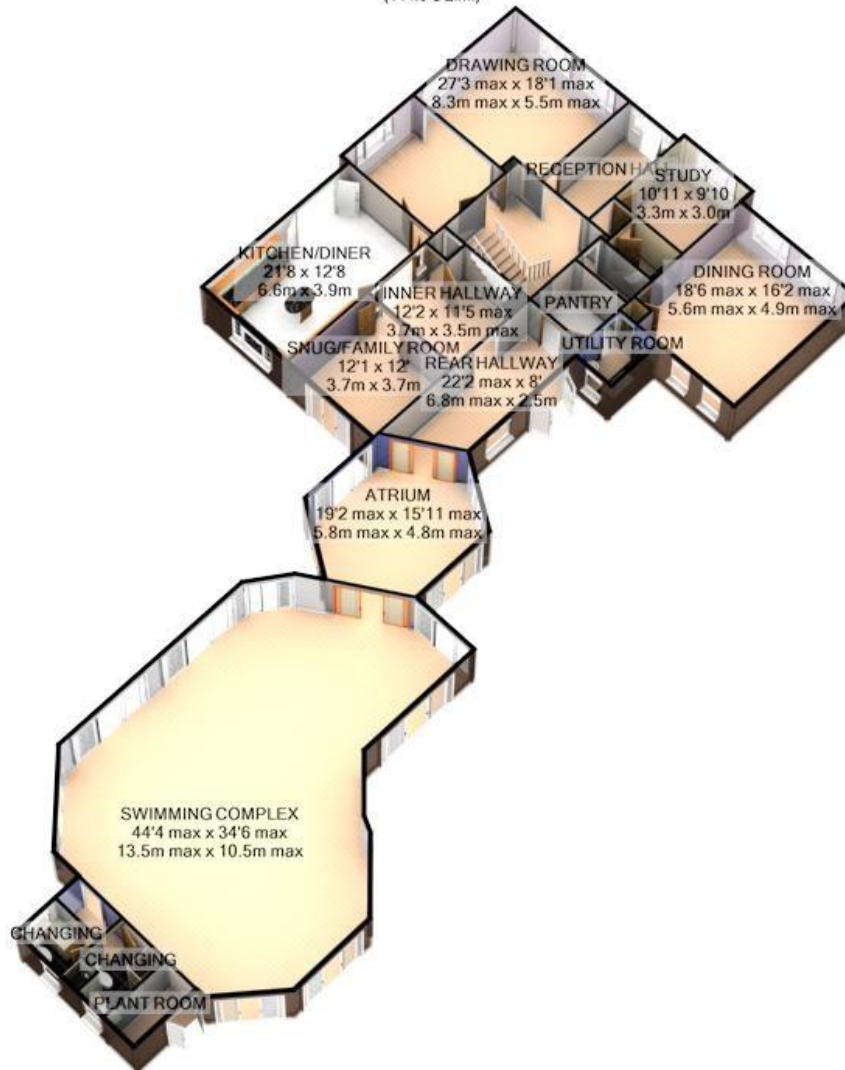








1ST FLOOR
APPROX. FLOOR
AREA 1557 SQ.FT.
(144.6 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 3458 SQ.FT.
(321.3 SQ.M.)

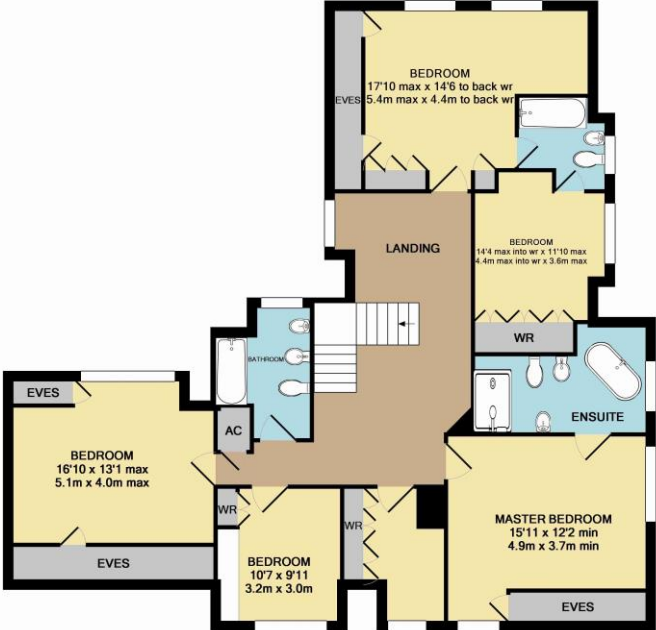
TOTAL APPROX. FLOOR AREA 5015 SQ.FT. (465.9 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale





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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

