



Mill House  
Welton, Lincoln

MOUNT & MINSTER



# Mill House, Welton, Lincoln, LN2 3PB



- Two Restored Character Properties • Renovated & Extended Coach House • Detached, Private Guest House • Separate Studio/Bedroom Five • Approx 1.25 Acre Plot • Natural Swimming Pool • Large Workshop & Woodshed • William Farr Catchment Area • Rural Location • No Onward Chain

## INTRODUCTION

A beautifully presented, extended and renovated four bedroom detached Coach House with an additional two bedroom detached Guest House and Studio/Bedroom Five. The Coach House, circa 1850, remains private from the Guest House. The site is located in a rural position on the outskirts of Welton and comprises a 1.2 acre plot including mature trees, paddock and workshop. The main house has been sympathetically renovated throughout to a high specification including a newly constructed large open-plan kitchen/lounge/dining area built in stone and showcasing feature oak trusses, limestone flooring, bespoke lighting and a free-standing handmade kitchen with open outlook to the gardens. The Guest House comprises; Living Area, Kitchen, Two Bedrooms and Bathroom, private garden and Summerhouse. The refurbishment works include re-plumbing, re-wiring, new boiler, exposed features, cast iron traditional radiators, quality bathrooms, solar P.V. panels, landscaping, the addition of a 25m natural swimming pond and much more.

## LOCATION

Welton is a popular village which lies to the north of the historic Cathedral and University city of Lincoln. The village has a wide range of local amenities including a Co-op store, pharmacy, doctors surgery, newspaper shop, dentist, hairdresser, public house, riding stables, golf course, indoor tennis courts, nursery and schools. The William Farr secondary school has been recently labelled as outstanding by Ofsted and is in the top 20% of non-selective schools in the UK. There is also a regular bus service out of the village into Lincoln City Centre.

## ACCOMMODATION

### Entrance Hall

Limestone tiled floor, recessed spotlights, wooden glazed door, radiator and giving access to the lounge/diner, utility room, office space and stairs rising to the first floor landing.

### Study

Limestone floor, uPVC double glazed windows, radiator, recessed spotlights and planning permission to add a WC.

### Open Plan Kitchen/Living/Dining

24'6" x 12'10" (7.47m x 3.92m)

Exposed oak beams and stone walls, limestone floor, cast iron radiators, wall lights and ceiling lights, timber double glazed windows and French doors, Velux windows, bespoke handmade kitchen with removable units that are fitted with quartz worktops and offer a range of appliances including two built in fridge/freezers and an integrated dishwasher with central island and inset Belfast sink.

### Utility Room

Bespoke handmade units with laminate worktops over and Belfast sink, Limestone tiled floor, exposed stone walls, recessed spotlights and uPVC double glazed window.

### Lounge Diner

23'5" x 13'0" (7.14m x 3.97m)

Exposed beamed ceilings, stone walls, limestone tiled floor, cast iron radiators, brick fireplace with log burning stove, feature panelled wall with built in storage, uPVC double glazed windows and timber glazed door.

### Conservatory

7'11" x 7'1" (2.43m x 2.18m)

Tiled floor, timber windows and French doors and ceiling light.

### Inner Hallway

UPVC double glazed window, exposed brick wall, ceiling light and cast iron radiator.

### Boot Room

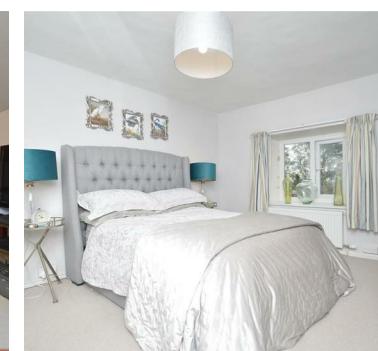
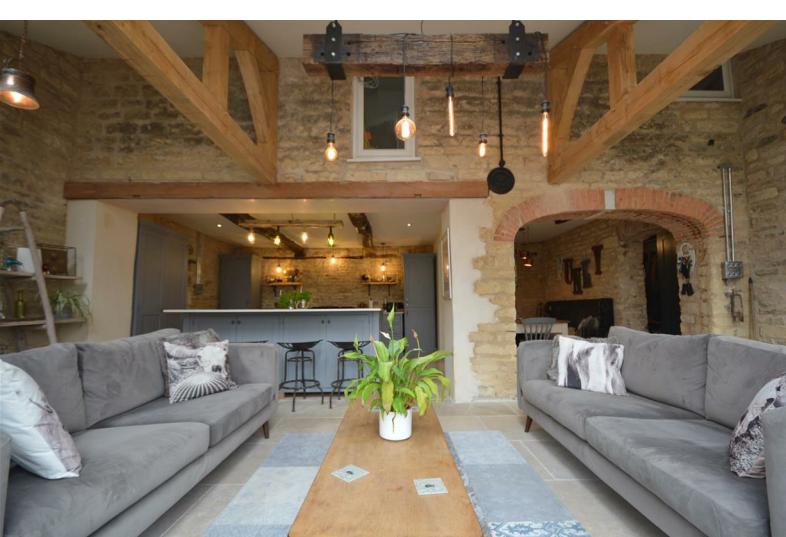
Limestone tiled floor, exposed stone walls and ceiling lights.

### Bedroom Four

12'5" x 11'8" (3.79m x 3.58m)

Carpet, exposed beamed ceiling, radiator and uPVC double glazed windows, ceiling light. This room has planning to extend into the attached open garage to create a further reception room.





### Wet Room

Wet room style shower with exposed brick walls, low level WC, stylish wall mounted wash hand basin, limestone tiled floor, cast iron radiator, glazed window, ceiling and wall lights.

### First Floor Landing

Carpet, radiator, two windows, ceiling lights, exposed beam and storage cupboards

### Master Bedroom

25'0" x 12'2" (7.63m x 3.71m)

Vaulted ceilings, exposed beams, stone feature walls, carpet, two cast iron radiators, two Velux windows and uPVC double glazed windows.

### Shower Room

Fully tiled, low level WC, wash hand basin with vanity cabinet below, bidet, heated towel rail, wet room style shower enclosure and Velux window and recessed spotlights.

### Bedroom Two

14'3" x 13'1" (4.36m x 4m)

Carpet, radiator, free standing wardrobes and uPVC double glazed window.

### Bedroom Three

13'1" x 10'4" (3.99m x 3.15m)

Carpet, ceiling light, radiator and uPVC double glazed window.

### Family Bathroom

Three piece suite to including free standing roll top bath, traditional style wash hand basin, low level WC, panelled walls, tiled floor and window to side aspect. uPVC double glazed window, recessed spotlights and radiator. The current owners have added plumbing if any potential wished to add a separate shower to this room.

### Outdoor Studio/Bedroom Five

15'7" x 9'5" (4.76m x 2.88m)

This room is a fantastic extra space ideal for guests having their own privacy or could easily be used as a studio, gym or office space. The room a carpet, exposed beamed ceiling, radiator, access door and window to rear aspect. Although the room is separate from the house it has the added benefit of access to the outside toilet just outside the entrance door. This building also has planning to add a shower room.

### Mill House Guest Lodge

#### Living Room

13'9" x 12'5" (4.21m x 3.81m)

Stable door, beamed ceilings, window to front and side aspect, storage cupboard, radiator, ceiling lights, wood laminate floor, radiator and stairs rising to first floor landing.

#### Kitchen

11'8" x 9'7" (3.57m x 2.94m)

Wall and base units with work surfaces over, inset sink and drainer, integrated oven, hob and extractor, integrated fridge, integrated dishwasher, tiled floor, space for dining, radiators and cupboard housing the central heating boiler, window to rear aspect, beams, space and plumbing for a washing machine and tiled splashbacks,

#### First Floor Landing

Carpet, beam, radiator, ceiling lights and smoke alarm.

#### **Bedroom One**

12'7" x 10'5" (3.84m x 3.18m)

Carpet, beamed ceiling, storage cupboard and windows, ceiling light and wall light and radiator.

#### **Bedroom Two**

9'7" x 6'8" (2.94m x 2.04m)

Carpet, beamed ceiling, radiator and window and ceiling light.

#### **Bathroom**

Three piece suite to comprise of low level WC, wash hand basin, bath with shower over, tiled floor, extractor and window, heated towel rail, ceiling light, tiled walls and shaver point.

#### **OUTSIDE**

The rear enjoys open views over fields and a stream running to the side of the plot. The property can be accessed via two driveways one of which leads to a single garage, there is a further open garage/carport which is currently used as storage, a large workshop/garage with inspection pit, swimming pond, outside lighting, well, further large gravelled parking area, large patio, large laid to lawn areas surrounded by trees and plants, outdoor WC, solar panels and additional mains electrical cabling, drainage and rainwater.

#### **PLANNING PERMISSION**

Details of the planning permission are available via West Lindsey District Council's planning portal under the reference: 139992

#### **METHOD OF SALE**

For sale by way of private treaty.

#### **TENURE**

Freehold with vacant possession upon completion.

#### **ENERGY PERFORMANCE CERTIFICATE**

Mill House: D

Mill Cottage: D

#### **COUNCIL TAX BAND**

Council tax band: D

#### **VIEWINGS**

Via sole agents, Mount & Minster LLP (01522 716204).

#### **PARTICULARS**

Drafted and photographed following clients' instruction November 2020.

#### **ADDITIONAL INFORMATION**

For further details, please contact Daniel Baines at Mount & Minster:

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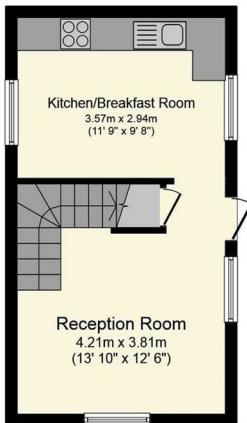


**Ground Floor**



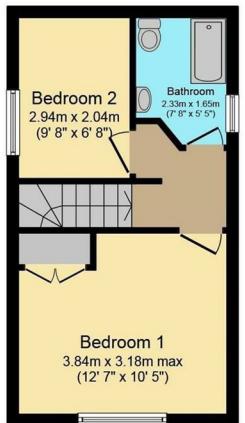
**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



**Ground Floor**

Floor area 28.0 sq. m. (301 sq. ft.) approx



**First Floor**

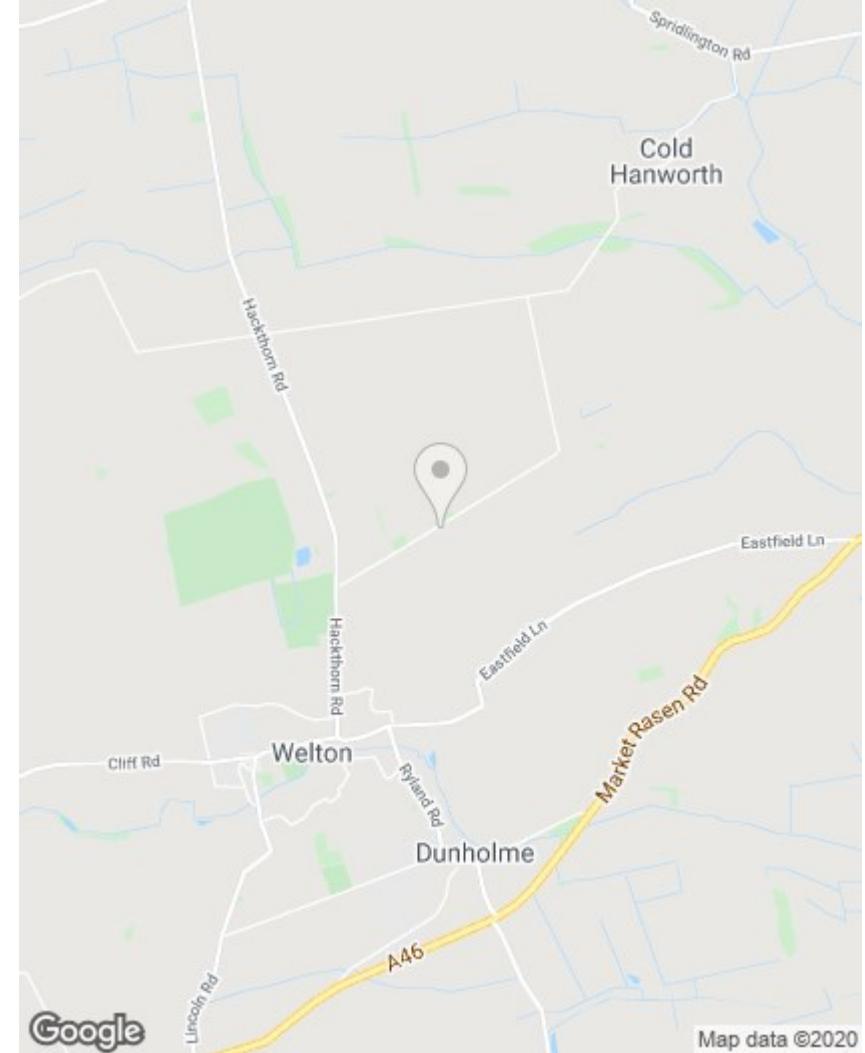
Floor area 28.0 sq. m. (301 sq. ft.) approx

Total floor area 56.0 sq. m. (603 sq. ft.) approx

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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