



WELLOW HALL | NEWARK ROAD | WELLOW | NEWARK | NG22 0EA

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A TIMELESS CLASSIC!... We believe that Wellow Hall is the perfect home for you! There are so many reasons why you would want to live here so it's hard to pick out one favourite part in particular! This enchanting Grade II listed property, with its historical lineage believed to be dating back to 1597, proudly preserves its original charm and character, extensive layout and sweeping driveway. As you pull up outside you will instantly notice how well this four-bedroom semi-detached residence stands with surrounding gardens providing an exquisite backdrop in this sought-after area of Wellow. Set in the heart of Sherwood Forest, steeped with natural beauty and rural charm. Not to mention well-regarded schools, amenities and the perfect setting for local walks!

As you step inside, an impressive grand entrance greets you with its beautiful detailing, high ceilings and an excellent sense of grandeur. The original features of the property are lovingly preserved here, setting the tone for the rest of this home. The ground floor comprises a range of spectacular rooms including two reception rooms which exude warmth and comfort. The living area boasts coving and a statement fireplace providing a cosy ambiance, whilst surrounding windows allow an abundance of natural light. Together with a traditional kitchen which provides a timeless charm, complemented well with a great amount of dining space, making it ideal for family gatherings. Completing the ground floor is a handy utility room and WC.

An impressive staircase leading to the first floor provides access to four well-appointed bedrooms offering comfort, versatility and picturesque views. At the heart of the first floor, the master bedroom boasts an en-suite facility for a touch of elegance. As well as a spacious family bathroom. Not to mention a sizeable loft with plentiful storage.





Entrance Hallway
With tiled flooring, inglenook log burner, central heating radiator, original panelling, exposed ceiling beams, and access to;

Kitchen/Dining Room 15'11" x 23'8"
Fitted with traditional cabinets and units, work surface, integrated double oven, inset sink, extractor fan and tiled splash back. Together with central heating radiator, double windows to the front elevation, coving, traditional fireplace and double windows to the front elevation.

Living Room 15'10" x 20'7"
With carpet to flooring, central

heating radiator, coving, feature fireplace and surrounding windows.

Drawing Room 15'10" x 20'3"
With carpet to flooring, coving and surrounding windows.

Utility 10'2" x 10'6"
With a stainless inset sink and drainer, tiled flooring, boiler and window to the rear elevation.

WC
With a low flush WC, wash hand basin and window to the front elevation.

Bedroom One 16'3" x 23'8"
With oak flooring, cast iron radiator,



coving, fitted wardrobes, feature fireplace with surround and double windows to the front elevation.

Bedroom Two 16'6" x 16'11"
With exposed ceiling beams, built-in storage and double windows to the side elevation.

Bedroom Three 16'6" x 16'11"
With carpet to flooring, central heating radiator and double windows to the side elevation.

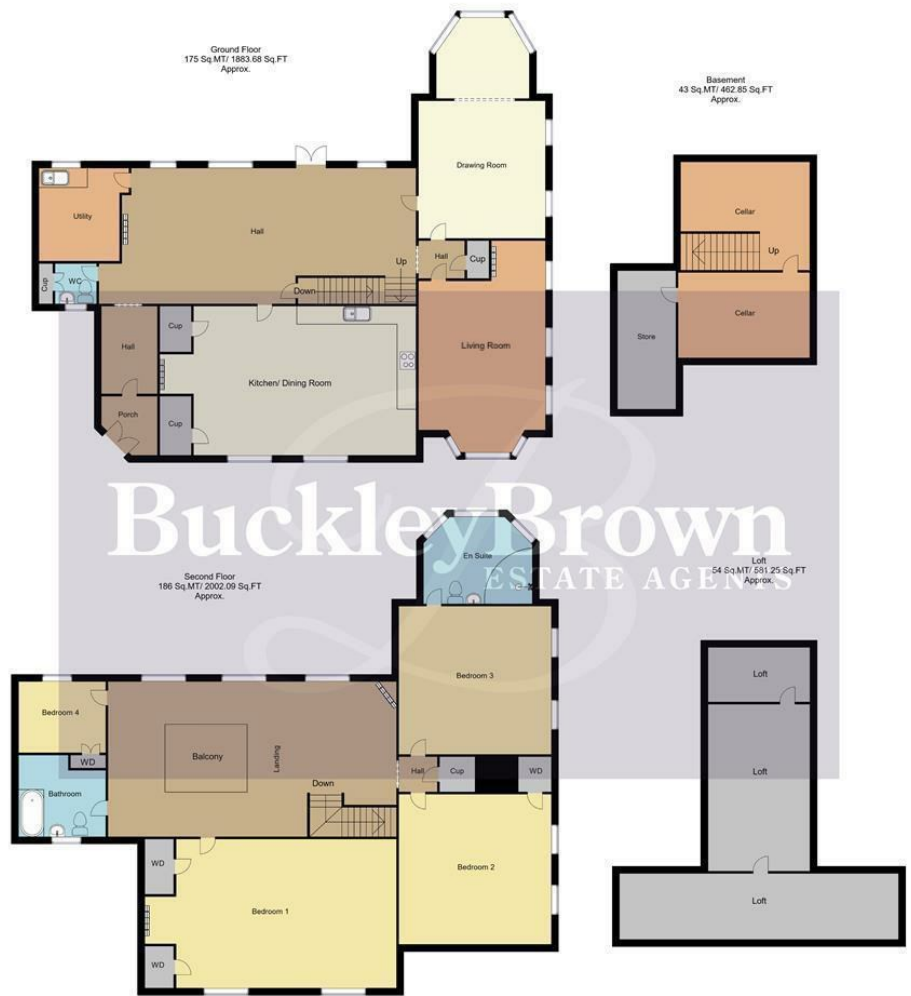
En-Suite 9'0" x 16'1"
Complete with a corner bath, low flush WC, pedestal sink, full height tiling, central heating radiator and three windows overlooking the rear.

Bedroom Four 8'2" x 11'10"
With carpet to flooring, central heating radiator and window to the rear elevation.

Bathroom
Complete with a bath, pedestal sink, low flush WC and an opaque window to the front elevation.

Outside
With a gravelled driveway providing off-street parking. With a wrap around lawn, mature trees providing a great degree of privacy and a patio seating area over to the rear elevation.





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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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