



WELTON VALE HOUSE  
WELTON-LE-VALE LN11 0QT

**M A S O N S**  
EST. 1850

# WELTON VALE HOUSE, WELTON-LE-VALE, LOUTH, LINCOLNSHIRE LN11 0QT

This unique detached property nestled in the picturesque village of Welton-le-Wold, offers a highly versatile and expansive 4,670 square feet of accommodation. Set on 1.29 acres (STS) of mature garden and secluded by very high hedge, the property includes a grass paddock with 2 dutch goats, chickens, pond, a garage, toolshed with Diesel filling area, car port, multiple outbuildings, and two separate iron-gated driveways. It is located just 4 miles from the bustling market town of Louth, with its excellent shopping, educational, and recreational facilities, this peaceful village offers a serene lifestyle away from main roads. The property is positioned on a hillside, with the Grade II Listed Church of St. Martin, dating back to the 14th century, providing a historic backdrop.



## *Location*

The historic village of Welton le Wold dates back to the Anglo-Saxon era. The name "Welton" comes from Old English, where "wella" means "spring" or "stream" and "tun" means "farm" or "village," reflecting the ancient chalk stream that flows through the area. Mentioned in the Domesday Book of 1086, the village's existence and significance were already noted in the late 11th century during the Norman period.

Today, Welton le Wold is a sought-after village known for its picturesque countryside within the Lincolnshire Wolds Area of Outstanding Natural Beauty. It offers a peaceful lifestyle while remaining conveniently close to Louth and other regional business centers like Lincoln, Grimsby, and Boston. Humberside Airport is approximately 24 miles away, and Cadwell Park circuit is just 4 miles away. The area is particularly popular with equestrians, featuring numerous bridleways and scenic walking routes.

## ABOUT WELTON VALE HOUSE...

The house is designed with inverted accommodation, allowing the upper split-level floor to take advantage of the stunning views. With multiple reception rooms, a kitchen and utility room, 5 bedrooms, and 4 bathrooms spread over two floors, the layout is both practical and adaptable. An additional wing, previously used as an office space, offers the potential to be converted into a self-contained 2/3-bedroom apartment with its own entrance, gated access, and parking. There is also the possibility of creating another annexe by incorporating the snug, bedroom 5, and washroom, which already have direct access to the south-facing patio.

Built in the 1970s, the property has been extended and altered over the years to create the spacious home it is today. The exterior features brick-faced walls under pitched timber roofs covered in concrete tiles, with double-glazed windows throughout. The house is heated by an oil central heating system, supplemented by a biomass boiler housed in an external boiler room. Solar panels on the west-facing roof generate electricity, with excess power fed back into the National Grid.

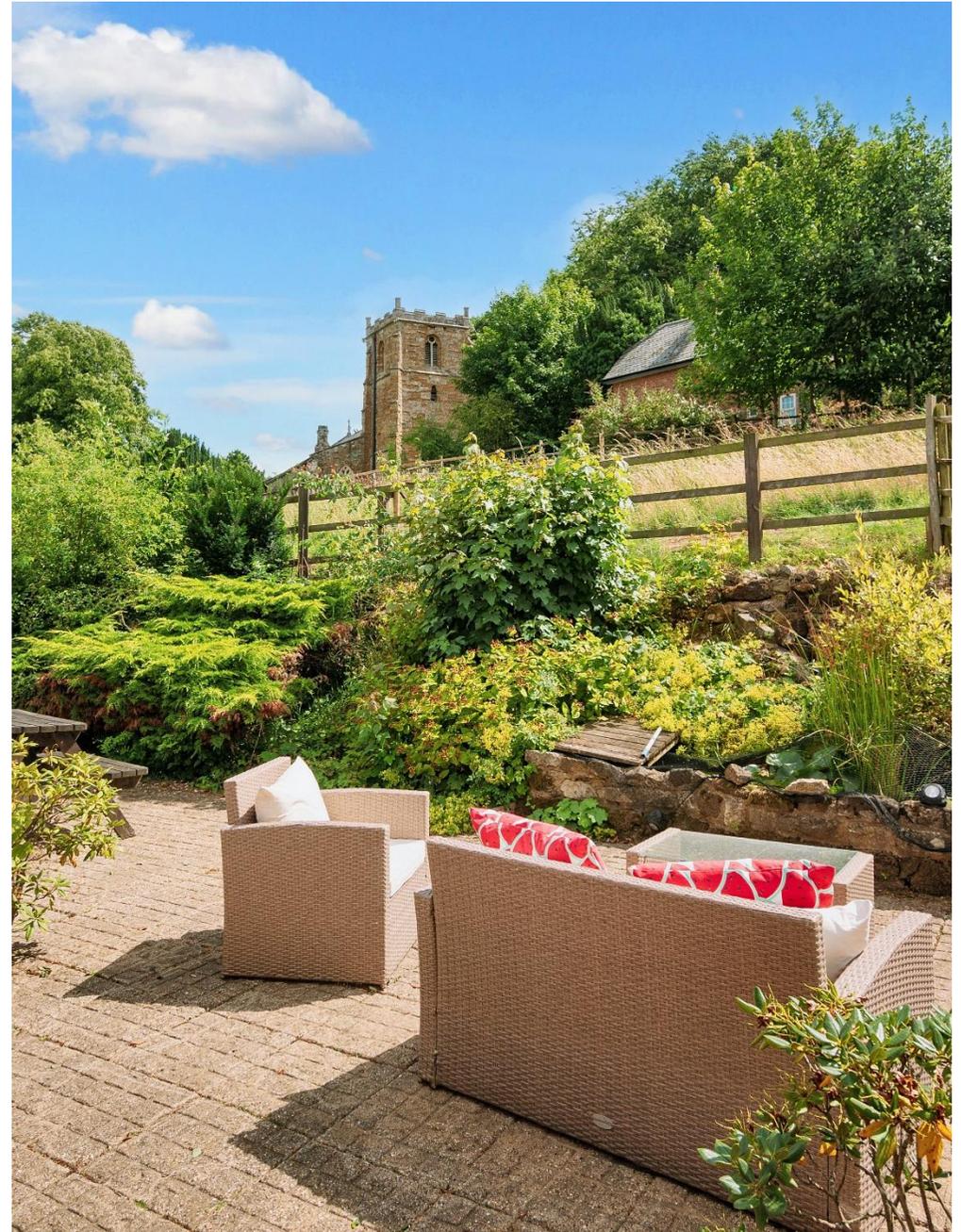


# KEY FEATURES

- **Drawing Room:** Situated on the highest level and accessed via feature steps, this impressive room offers panoramic views of the garden and the village church on the hillside. The room features a striking 360-degree circular open fireplace and glass sliding doors on three sides that open onto a patio.
- **L-Shaped Sitting and Dining Room:** This versatile space includes a mock stone and slate fireplace, and patio doors leading to a balcony deck, extending around the side and front of the house.
- **Kitchen & Dining Area:** The kitchen is split into two functional areas, with Shaker-style units, modern appliances, and ample storage. The adjacent dining room offers lovely views across the village.
- **Lower Floor:** The lower floor is home to the main bedrooms, including a spacious master bedroom with an ensuite shower room, additional bedrooms, and bathrooms. The office space, which can be independently accessed, is also located on this level.

## Gardens and Grounds

The well-maintained gardens feature a variety of mature trees, flower beds, and expansive lawns, all enclosed by high hedges for privacy. Outbuildings include five timber sheds, 2 wooden summer houses and a Wendy children play house, a metal-framed greenhouse, and a hen house within a chicken run. The property is also home to two Dutch goats, who help maintain the paddock and have their own housing.



























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## Directions

Approaching Welton le Wold from South Elkington Road, drive past the local nature reserve and continue as the road follows the chalk stream running parallel. When you reach the Manor House with the postal box and seating area, proceed until the road bends to the left. The second driveway to the house is just before the bend, while the main drive is immediately after the bend.

If coming via Lincoln Road, there are two exits to Welton le Wold. From Louth, take the second exit; from the Lincoln side, take the first exit. Both routes lead to the village entrance, where you'll see a sign for the church on your right. The house is located just beyond this point, also on your right.

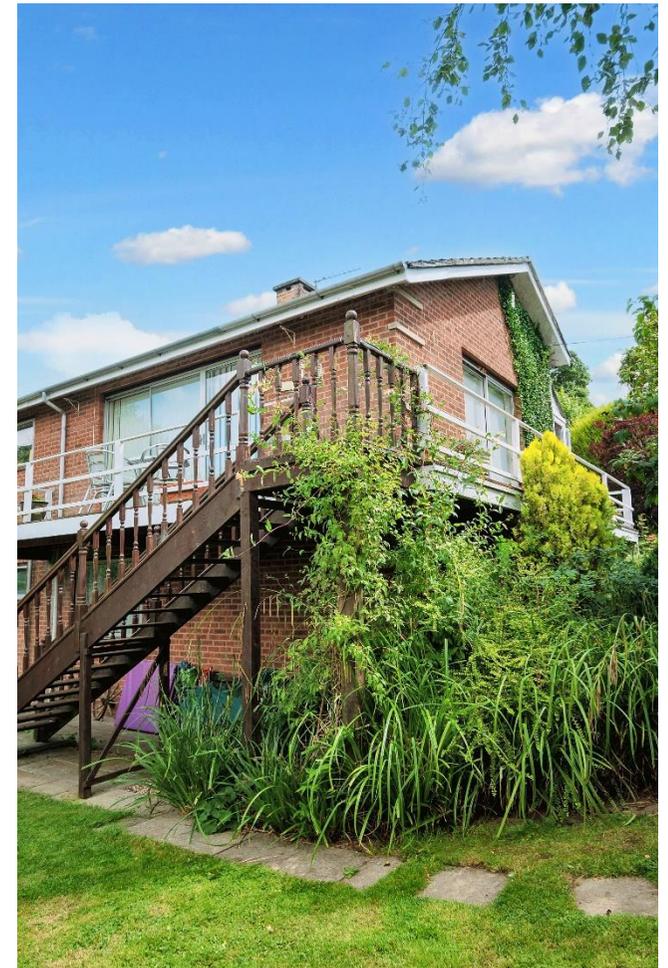
## General Information

The particulars of this property are intended to provide a fair and accurate description for potential purchasers. No responsibility is assumed for individual items.

Fixtures, fittings, carpets, and curtains are excluded unless otherwise stated. Plans, red-lined images and any maps are based on supplied information and should be verified against the sale contract plan. The property is connected to mains electricity and water, with drainage to a private system. The property falls within Council Tax band G.

## Viewing

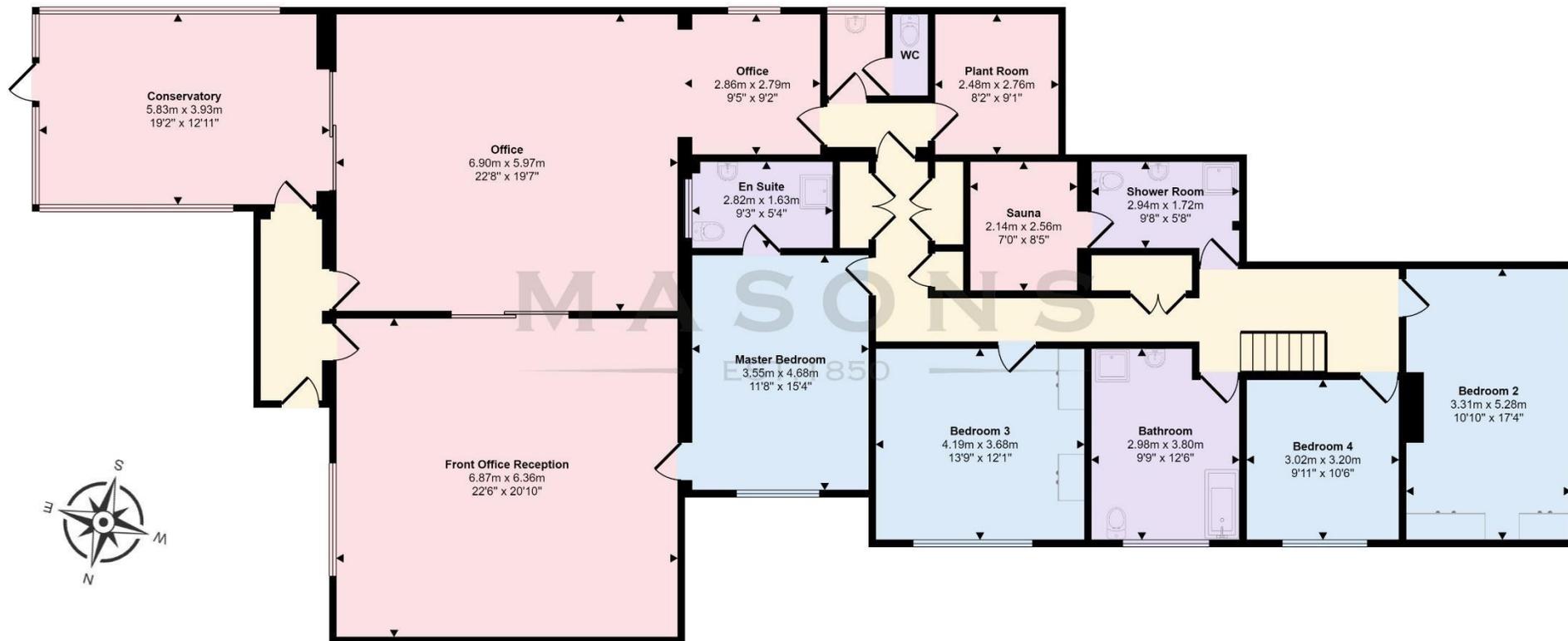
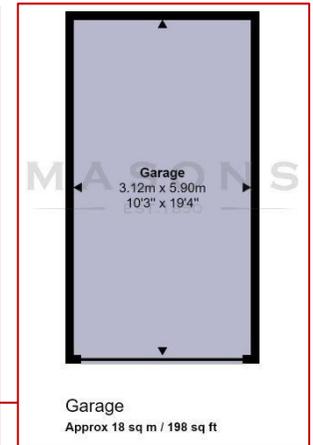
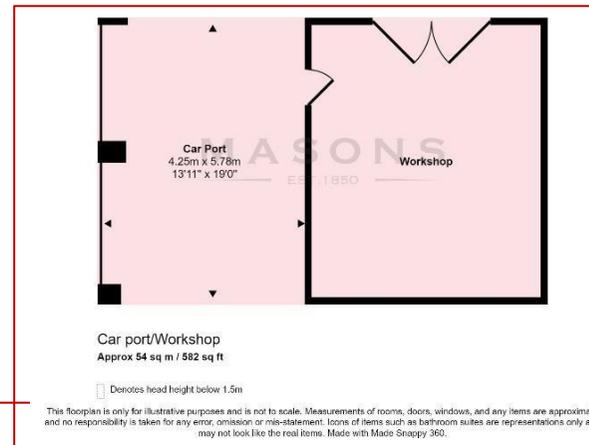
Viewings are strictly by prior appointment through the selling agent.





# FLOOR PLANS FOR LOWER FLOOR, GARAGE, CAR PORT AND WORKSHOP/STORE

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



# UPPER FLOOR PLAN AND EPC GRAPH

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Approx 179 sq m / 1930 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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- (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;
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