



THE COACH HOUSE,
WELTON-LE-MARSH

MASONS
EST. 1850



ABOUT THE COACH HOUSE...

The Coach House is a superb period residence set within beautiful grounds of 1.15 acres (sts). This former coach house has been lovingly converted and extended to provide spacious well planned and versatile accommodation. Briefly comprising, hall, lounge, conservatory, kitchen, dining room, shower room, study and a ground floor bedroom with en-suite. To the first floor are 3 further bedrooms and bathroom. Externally the property is approached via a long tree lined driveway with car port, garage and outbuildings to side. The extensive and private gardens are meticulously maintained with mature planting, pond and woodland areas. Located in a wonderful rural setting and just a short trip to amenities.

The Property

This charming Period property originally dates back to 1840, being built as a coach house with coachman's quarters for the neighbouring property and was subsequently converted into a dwelling in 1984. The property was then later extended, with the right hand single storey wing being added. The property has a mixture of solid brick with internal insulation and cavity wall construction with pitched timber roof covered in slate tiles. Heating is provided by way of an oil-fired central heating system which is serviced on a regular basis and is supplemented by a multi-fuel burner to the lounge. Windows are of recent installation being double-glazed, timber-framed units in excellent condition. The property is also secured by way of a burglar alarm system with further external security lights. The property also has a biotech private drainage system which is serviced on a regular basis and the property is situated on the edge of the Lincolnshire Wolds Area of Outstanding Natural Beauty, set within grounds of 1.15 acres (STS) with delightful mature gardens and wooded areas, with the house being set well back from the road with long gravel driveway.



THE COACH HOUSE , WELTON-LE-MARSH, PE23 5TJ

Accommodation

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

Entrance Hall

Having covered entrance porch with light and doorbell to side. Tiled floor and double timber doors with part-glazed frosted glass into spacious hallway with alarm panel to side. Hallway extending to either side with attractive tiled floor, thermostat to wall and timber doors into principal rooms. Staircase leading to first floor with carpeted treads, timber banister and spindles and understairs storage cupboard, and extending to the right hand side with sliding patio doors into rear garden. Spotlights to ceiling and wall lights.

Lounge

A very spacious reception room having windows to two aspects with timber glazed doors leading into conservatory. Attractive decoration with dado rails to walls and cornice to ceiling. Covered radiator and smart multi-fuel burner to corner with exposed brick wall, timber mantelpiece and curved brick hearth. Good quality carpet and step down into library area. Double doors into the superb conservatory.



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Conservatory

A very large and spacious reception room having a westerly aspect overlooking the superb grounds and garden. Glazing to all walls with timber frames and sloping timber-framed roof with opaque polycarbonate roof panels. Radiators to wall, light and power provided with tiling to floor.

Pantry

Located off the hallway with shelving to walls and tiled floor.

Dining Kitchen

A superb farmhouse style kitchen with good range of base and wall units finished with oak Shaker style doors, rolltop laminated worksurfaces and matching upstands and attractive tiling to splashback. Single bowl stainless steel sink and having free-standing Leisure Rangemaster 110 electric twin oven and hobs above with Rangemaster extractor hood. Space and plumbing provided for washing machine, dishwasher and tumble dryer. Windows to two aspects and tiling to floor.





Boiler Room

Housing the Worcester Bosch floor-mounted oil-fired boiler which is serviced on a regular basis, with timer controls to side and electric consumer unit. Coat hooks to side, ideal for coat and boot storage.

Dining Room

With window to front and sliding patio doors into hallway. Dado rails to wall and attractive decoration. Carpeted floor.

Shower Room

With low-level WC, wash hand basin, corner shower cubicle with Mira electric unit, tiling to all wet areas and half-height to remainder, with tiled floor, frosted glass window, shelving to side and loft hatch to ceiling with extractor fan.





Study

Currently used as a study but can be used as a further reception room with fireplace to side having timber surround and tiled hearth with electric coal-effect fire. Dado rails to wall and carpeted floor with window overlooking rear garden and further side window.

Bedroom 4

A superb ground floor bedroom positioned at the far end of the property, would make an ideal Granny Annexe. A large double in size with windows to two aspects, dado rails to wall and carpeted floor and having large built-in wardrobes with mirrored sliding doors and door into:

En Suite Shower Room

With low-level WC, wash hand basin and corner shower cubicle with thermostatic mixer. Tiling to wet areas, half-height tiling to remainder with dado rails. Extractor fan and spotlights to ceiling. Loft hatch to roof space. Wall light above basin with mirror. Electrically heated chrome towel rail and tiling to floor.



First Floor Landing

Timber banister and spindles, window to side, sloping ceiling and dado rails to wall. Timber doors to bedrooms and bathroom.

Bedroom 1

A very large double in size with windows to two aspects. Dado rails to wall, carpeted floor, loft hatch to roof space and alarm panel to wall. A good range of built-in wardrobes, one housing the hot water cylinder with shelving provided for laundry.

Bedroom 2

A further very large double at the front with windows to two aspects. Attractive decoration, dado rails to wall and carpeted floor.

Bedroom 3

A single bedroom positioned at the side with window, neutral decoration and carpeted floor.







Family Bathroom

With low-level WC, wash hand basin with illuminated mirror above, panelled bath with hand shower attachment and attractive white tiling to all wet areas. Sloping ceiling with skylight and further window to side. Fitted cupboard and granite worktop to side with white heated towel rail. Shaver point and vinyl floor covering.

Outside

Approached by an attractive gravel driveway leading through the woodland to the property, with five-bar timber gated access, mature trees and bushes to perimeters and well planted borders. Off to the left is a **Car Port** of timber construction with pitched roof and currently used as a log and bin store. The gravel drive then continues towards the property, with a circular driveway with central tree, grassed garden area to side and gravel leading off to the right towards the garage at the rear. Steps down into front patio leading to front door. Outside lighting provided and water collection butt. Cobble parking area to left and fenced and hedged boundaries. A private and sheltered setting having large trees providing canopy and privacy. Outside tap to side with gravel path leading to rear garden.



Garage

Of timber construction with pitched roof, lights and electric provided. Shelving and concreted floor and having its own separate consumer unit.

Workshop

Positioned behind the garage, of generous size, timber construction with pitched roof, having fitted workbench, light and electric provided and concrete floor.

Garden Store

Positioned at the rear, of timber construction with concrete floor, light and electric provided. Ideal for garden machinery and such like.



Rear Garden

Having delightful private and westerly aspect onto the rear garden, providing a smart, sunny patio area adjacent the property. Outside lighting and paving extending up to the garden stores and garage. Meticulously maintained garden with well planted borders having shrubs, plants, bushes and trees, segmented into different delightful and beautifully planted areas. Deep borders alongside boundaries, central planted areas and garden mainly laid to lawn with central large pond with waterfall feature and decked area behind with timber-framed pergola, making an ideal tranquil seating area from which to enjoy the garden and surrounding wildlife. The garden extends to the side leading to the aluminium-framed greenhouse which has electrics provided, with concrete pad behind the garage giving access to the oil storage tank. Paved pathway leading down the side of outbuildings. The lawn then extends down into the more densely wooded area, leading onto the wildlife area, having bushes and shrubs with cut pathways leading through the woodland, enjoying open farmland views to all sides and a useful composting area to the rear boundary. Post and wire fencing to boundaries making it dog proof.



Location

This country village is positioned some 6 miles from Spilsby, 5 miles from Alford and 8 miles from the holiday resort of Skegness. The parish church is a Grade 2 Listed building dedicated to Saint Martin and enjoying an attractive tree-lined setting on a lane leading up onto the Lincolnshire Wolds – an area designated as being of outstanding natural beauty with some scenic villages. The family-run village pub is the Wheel Inn. Within the parish is the nature reserve and site of special scientific interest – The Candlesby Hill Quarry which is maintained by the Lincolnshire Wildlife Trust.

Directions

From Louth travel south along the A16 before arriving at Ulceby Cross roundabout. Continue straight over onto the A1028 and continue south until arriving at Gunby roundabout. Take the first left signposted Welton-le-Marsh. After a short distance the property entrance will be found on the left, halfway along the road towards the village itself.

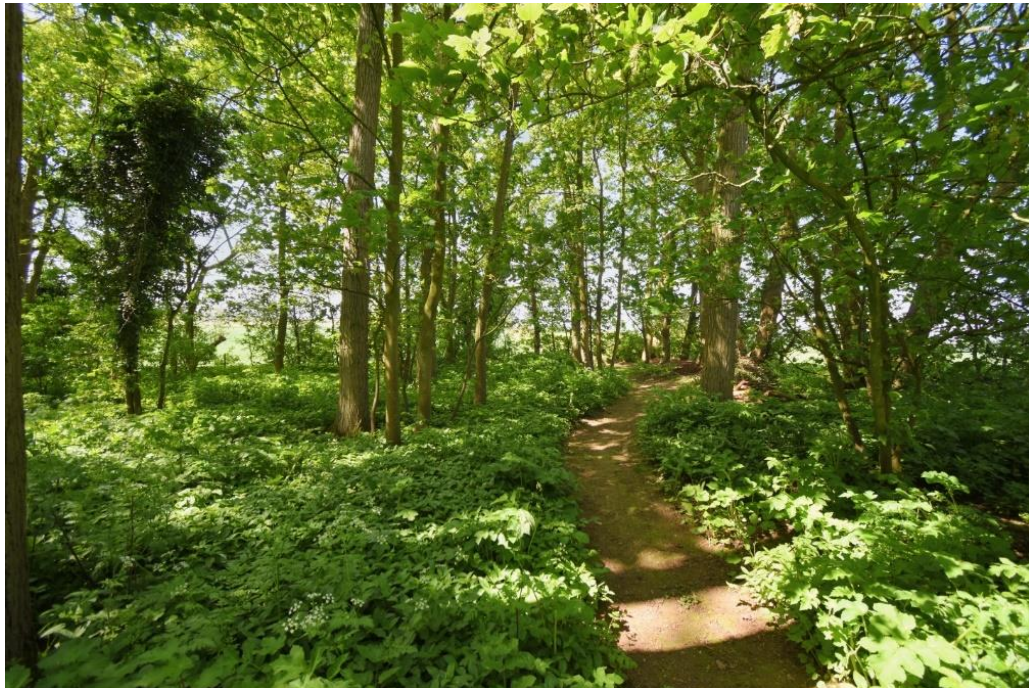
Viewing

Strictly by prior appointment through the selling agent.

General Information

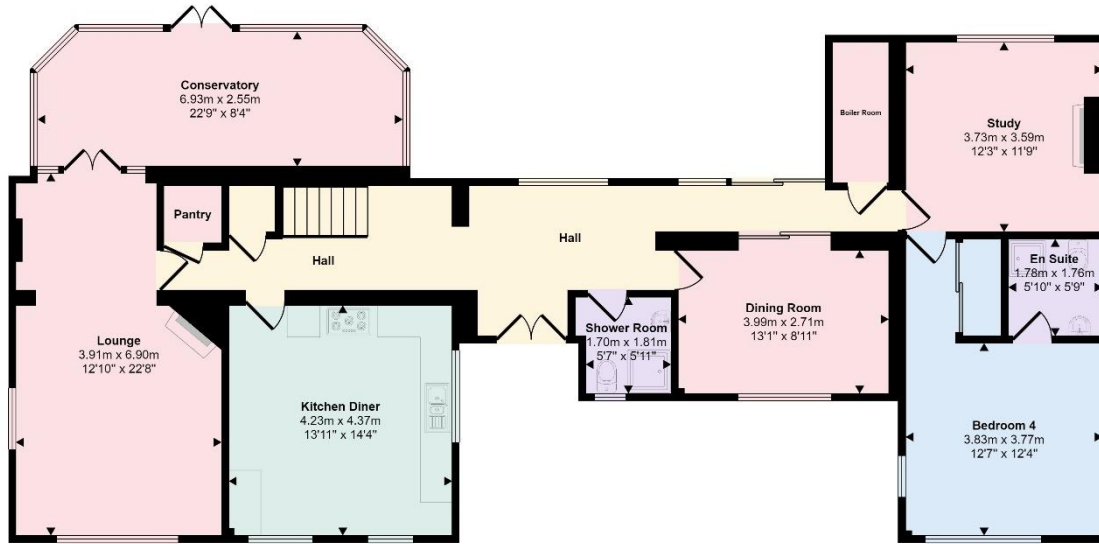
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains electricity and water with a private drainage system but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band D.



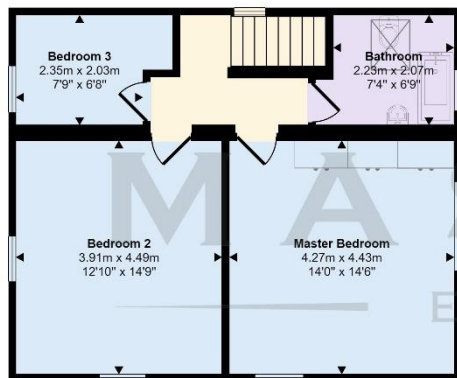


FLOORPLANS AND EPC GRAPH

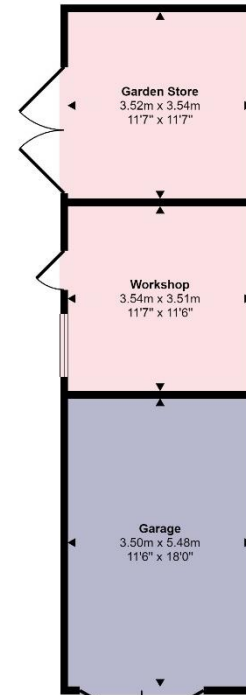
Approx Gross Internal Area
247 sq m / 2664 sq ft



Ground Floor
Approx 146 sq m / 1573 sq ft



First Floor
Approx 56 sq m / 607 sq ft



Outbuildings
Approx 45 sq m / 484 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Cornmarket, Louth,
Lincolnshire LN11 9QD
T 01507 350500

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M A S O N S
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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.

