



# The Coach House

Welton-le-Marsh, PE23 5TJ

**M A S O N S**  
— Celebrating 175 Years —



# The Coach House

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- Beautifully converted 1840s coach house
- 1.15 acres of landscaped gardens and woodland
- Extensive outbuildings, including a garage, workshop, and garden store.
- Four bedrooms, multiple reception rooms, and a conservatory
- Oil-fired heating, multi-fuel burner, and modern double glazing
- Peaceful rural setting with easy access to amenities.

Tucked away in a truly picturesque rural setting, The Coach House is a beautifully converted period residence brimming with character and charm. Set within 1.15 acres (STS) of exquisite grounds, this former coach house has been thoughtfully extended to provide spacious and versatile living accommodation. With a perfect balance of traditional elegance and modern comfort, the property features four bedrooms, multiple reception spaces, and breathtaking gardens that create an idyllic countryside retreat—all while being conveniently close to local amenities.

Originally dating back to 1840, the property was originally built as a coach house with coachman's quarters for the neighbouring estate. Lovingly converted into a residence in 1984 and later extended, the home has retained its period charm while incorporating modern enhancements. Constructed from solid brick with internal insulation and cavity wall extensions, the property features a pitched timber roof covered in slate tiles. Double-glazed timber-framed windows, an oil-fired central heating system and a multi-fuel burner in the lounge ensure warmth and comfort throughout the seasons. Security and practicality have been carefully considered, with an alarm system, external lighting, and a Biotech private drainage system that is regularly serviced.

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Stepping through the covered entrance porch, a set of grand timber doors with frosted glazing welcomes you into a spacious hallway. The elegant tiled flooring, soft ambient lighting, and sweeping staircase set the tone for the rest of the home.



The lounge is a magnificent reception space, boasting a multi-fuel burner set against an exposed brick feature wall with a timber mantelpiece and curved hearth. Large windows flood the room with natural light, and glazed double doors open seamlessly into the conservatory, a glorious retreat with a westerly aspect overlooking the stunning gardens. With full-height glazing, timber frames and a sloping roof, this light-filled space is perfect for relaxing and enjoying the surrounding views.



The kitchen and dining area offer a quintessential farmhouse aesthetic, featuring oak Shaker-style cabinetry, laminated worktops, and attractive tiling. A Leisure Rangemaster 110 electric oven with hobs and a matching extractor hood takes centre stage, while ample space is provided for appliances. Tiled flooring extends into the adjoining pantry, a practical addition with built-in shelving. A formal dining room is positioned to the front of the home, featuring elegant décor, dado rails, and sliding patio doors that connect seamlessly with the hallway. The study, a versatile space with a feature fireplace, offers an ideal home office or additional reception room.



The ground floor also benefits from a shower room, well-appointed with a corner cubicle, WC, wash hand basin, and attractive tiling.











To the far end of the property, a generously proportioned ground-floor bedroom with en-suite provides the perfect annexe-style living space. With built-in mirrored wardrobes, dual aspect windows, and a private shower room, this suite is ideal for guests, extended family, or independent living.







Ascending the staircase, the first-floor landing leads to three additional bedrooms and a family bathroom.

The principal bedroom is a large, light-filled retreat with windows to two aspects, a range of built-in wardrobes, and has a charming period feel.

A further double bedroom enjoys a front-facing position, while a third bedroom, a comfortable single, is positioned to the side of the home.



The family bathroom is beautifully appointed, featuring a panelled bath with hand shower attachment, low-level WC, wash hand basin with illuminated mirror, and elegant white tiling. A skylight and side window enhance the light and airy feel, while fitted storage and a granite worktop add practical luxury.









Approached via a long, tree-lined gravel driveway, The Coach House sits within a truly enchanting setting. A five-bar timber gate opens to reveal mature trees, beautifully planted borders, and a circular driveway with a central feature tree.



To the left, a timber-framed car port provides sheltered parking, while the gravel drive extends to the rear, leading to a detached timber garage with power, lighting, and a separate consumer unit. A series of outbuildings, including a workshop with a fitted workbench and a garden store, offer excellent storage and workspace options.

The meticulously maintained rear garden enjoys a sunny westerly aspect, with a smartly paved patio area ideal for alfresco dining. Beyond, a breathtakingly beautiful landscape unfolds, featuring deep planted borders, vibrant shrubs, and rolling lawns.



A large central pond with a waterfall feature takes centre stage, accompanied by a decked seating area beneath a charming timber-framed pergola. To the far side, a greenhouse with electric supply sits beside a neatly concealed oil storage tank.

Venturing further into the grounds, a woodland area creates a haven for wildlife, complete with winding pathways and open farmland views. A dedicated composting area and secure post-and-wire fencing ensure both sustainability and security, making the garden ideal for families and pet owners alike.











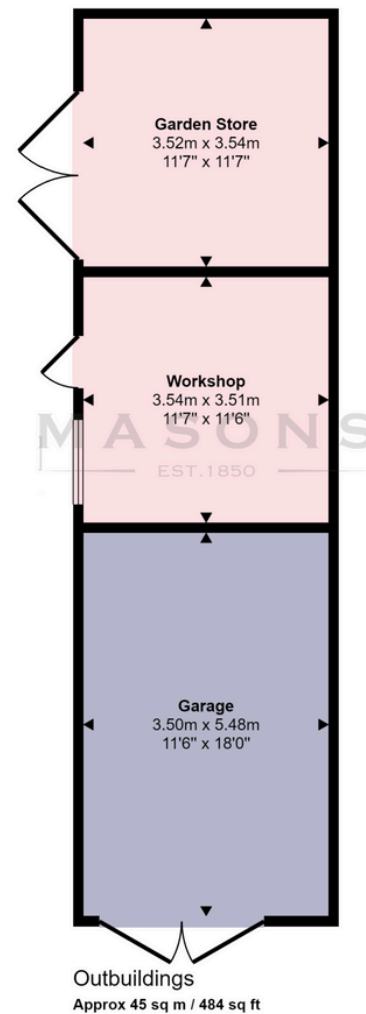
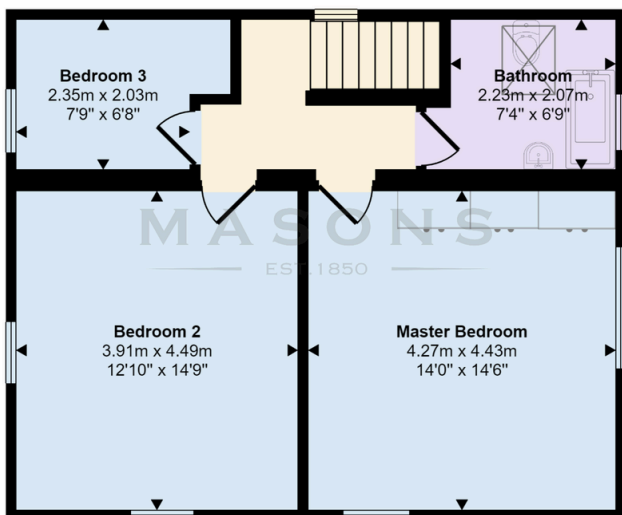
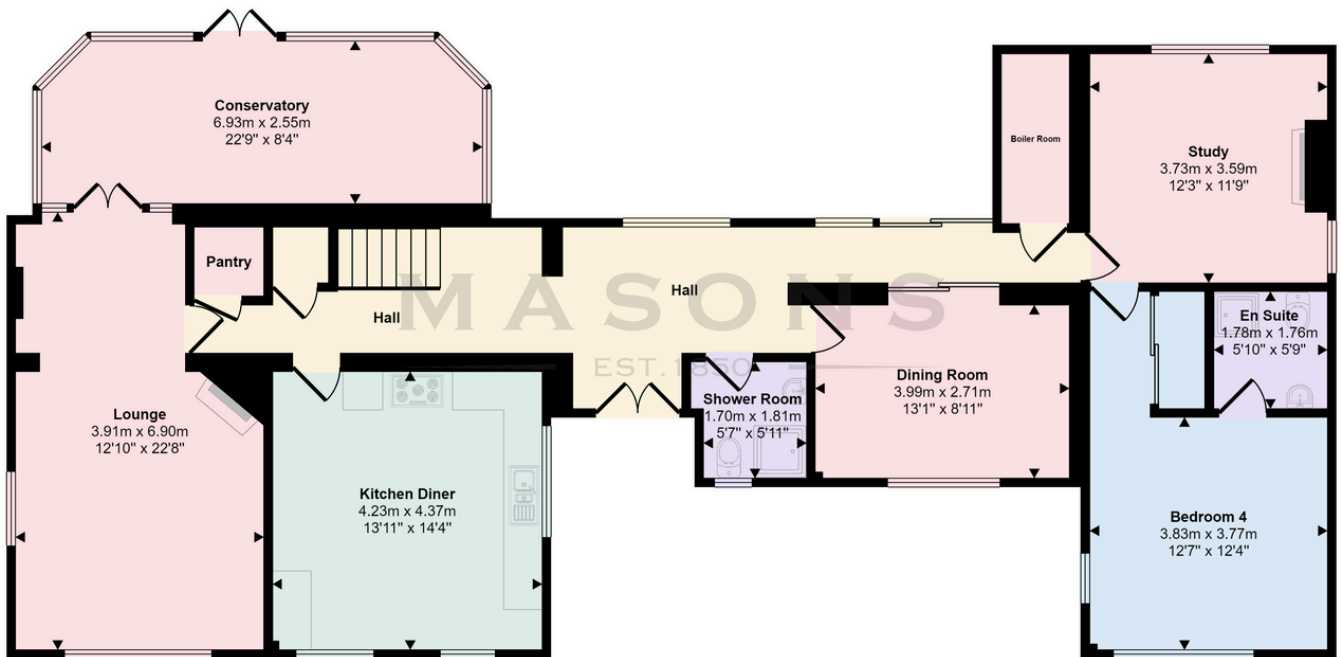
“—  
A tree-lined driveway,  
enchancing gardens, and  
woodland serenity—where  
nature and elegance create the  
perfect countryside escape  
—”











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 real items.

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



# Welton le Marsh

A Peaceful Village with Timeless Charm

Nestled in the heart of the Lincolnshire Wolds, this charming village offers a peaceful rural lifestyle with easy access to local towns and the coast. Just 6 miles from Spilsby, 5 miles from Alford, and 8 miles from Skegness, it provides a great balance of countryside serenity and nearby amenities.

The village features a Grade 2 Listed church, dedicated to Saint Martin, set in an attractive tree-lined setting. The local Wheel Inn offers a welcoming atmosphere, perfect for relaxing after a day exploring the surrounding countryside.

For nature enthusiasts, the Candlesby Hill Quarry, a nature reserve and site of special scientific interest, is within the parish, maintained by the Lincolnshire Wildlife Trust. Enjoy scenic walks in this Area of Outstanding Natural Beauty, and discover the charm of nearby villages, making this village an ideal place to call home.



Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	55 <b>D</b>	
49-54	<b>E</b>		
31-38	<b>F</b>		
1-20	<b>G</b>		

### Viewing

Strictly by prior appointment through the selling agent.

### Council Tax

Band D

### Services Connected

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.

### Tenure

Freehold

### Location

What3words: ///surprised.unfounded.bidder

### 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.

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.



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