



2 New Cottages

Welton le Wold

M A S O N S

— Celebrating 175 Years —

2 New Cottages

Welton le Wold, Nr. Louth
LN11 0QT



Five versatile bedrooms, including home
office or nursery

Two spacious reception rooms with multi-
fuel burners

Large kitchen with central island and separate
utility

Stylish shower room and family bathroom
with Jacuzzi bath

Expansive landscaped gardens with multiple
entertaining areas

Timber-built gin palace ideal for work or
leisure use

Positioned on a gentle hillside in the picturesque Lincolnshire Wolds, 2 New Cottages is an impressively spacious, thoughtfully updated family home. Its classic brick façade and pitched tiled roof conceal a surprisingly generous and adaptable interior, ideal for modern living while retaining all the charm of its countryside setting. With a stunning garden, multiple reception spaces and a showpiece timber gin palace, this is a home that brings together comfort, character and lifestyle in equal measure

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The wide entrance hall, finished with wood-effect flooring, sets the tone for the well-proportioned rooms throughout. To the front, the cosy lounge features a multi-fuel burner, timber surround and a traditional cottage feel. Beyond, the expansive dining room has sliding doors onto the garden patio, another fireplace and ample space for both formal dining and casual relaxing.

At the heart of the home is the spacious breakfast kitchen—modern and practical, with Shaker-style cabinetry, marble-effect worktops and a central island with breakfast bar. There's space for a range cooker and American fridge-freezer, with access to the garden and adjacent utility room, where a Belfast sink and extra storage keep everything neat and functional. A smart downstairs shower room completes the ground floor.



The first-floor landing opens onto five bedrooms—four doubles and a smaller fifth, currently used as a home office. The principal bedroom overlooks the church and surrounding village, while others enjoy elevated views over the garden. A stylish family bathroom with a Jacuzzi bath and rainfall shower caters comfortably for all.

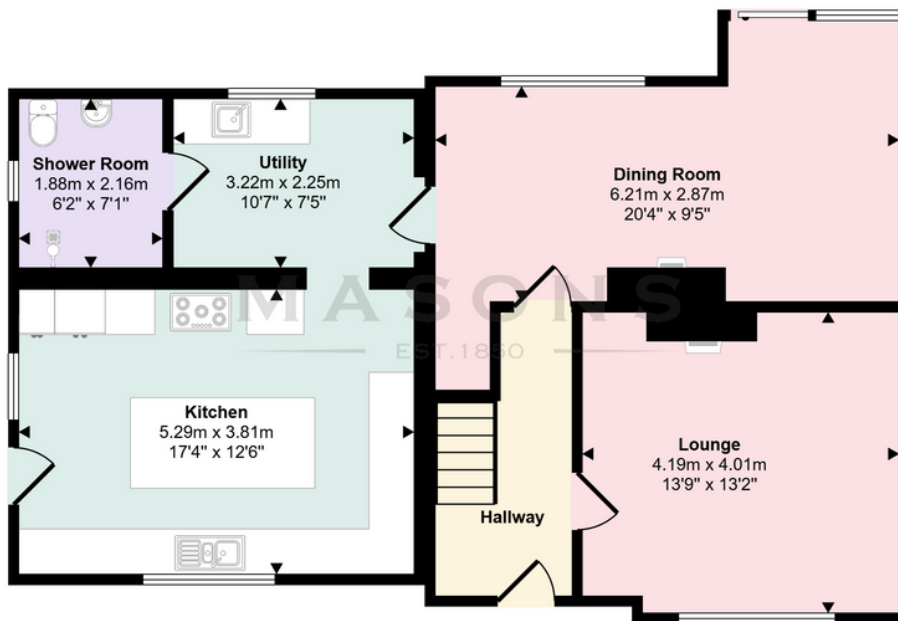




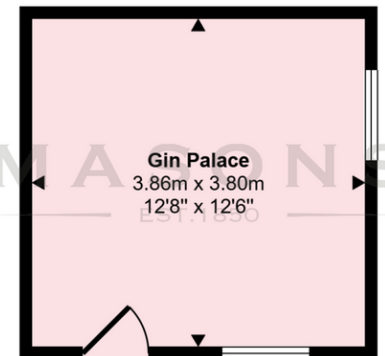


Approached via timber gates, the extensive block-paved driveway offers parking for multiple vehicles and leads to a double car port with useful storage beyond. The south-facing front garden enjoys sunlight all day, with a lawn, patio and mature planting offering a tranquil welcome.

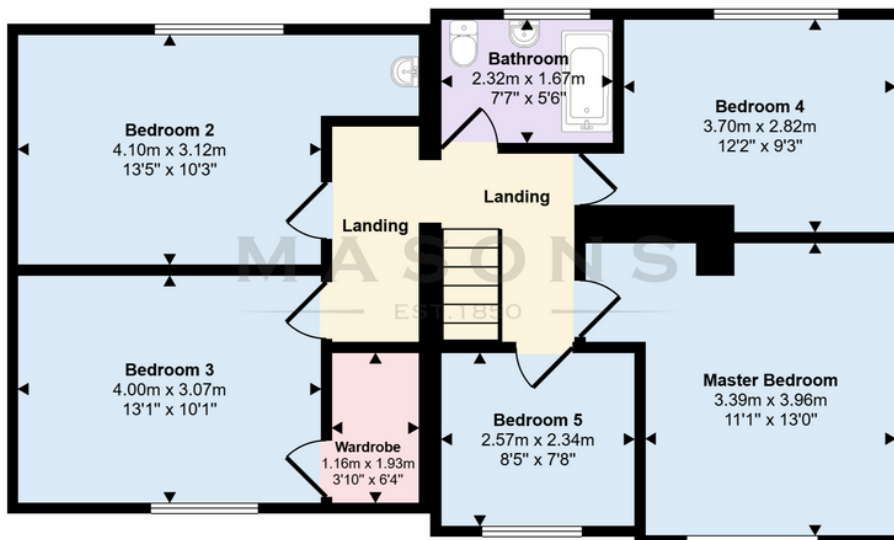
To the rear, the garden unfolds upwards with terraced lawns, a vegetable plot, further patio and raised borders, all enclosed by hedging and fencing. Tucked at the top is a raised terrace—an ideal sun trap—and the standout gin palace: a timber-framed outbuilding with electricity, perfect as a gym, studio, or summer retreat



Ground Floor



Gin Palace
Approx 15 sq m / 158 sq ft



First Floor
Approx 78 sq m / 839 sq ft

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 Wold

Charm by the Coast

Welton le Wold is a peaceful hillside village steeped in history, with the striking Grade II listed church of St Martin forming a focal point. Its roots trace back to the Anglo-Saxon era and it appears in the Domesday Book of 1086. Today, the village is prized for its tranquillity, pretty countryside and setting within the Lincolnshire Wolds Area of Outstanding Natural Beauty.

Despite its rural charm, Welton le Wold is only a short drive from the market town of Louth, with excellent access to Lincoln, Grimsby and Humberside Airport. The area is a favourite among walkers and equestrians thanks to its scenic bridleways and rolling landscape.



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+	A		
81-91	B		81 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band C

Services Connected

We are advised that the property is connected to mains electricity, water with an LPG gas central heating system and drainage is to a shared septic tank which is located in a neighbouring property's garden and is maintained by Anglian Water.

Tenure

Freehold

Directions

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, continue to the bottom of the hill and go round the right hand bend, the property will then be first on your left.

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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