



SOUTH SIDE, WELHAM HALL, WELHAM  
£480,000

**BROWN & CO**



## **SOUTH SIDE, WELHAM HALL, WELHAM, RETFORD, NOTTINGHAMSHIRE, DN22 0SF**

### **DESCRIPTION**

Southside is an imposing and unique three bedroom residence of character forming one fourth of Welham Hall and retaining some original style features including high ceilings, dado rails and ornate cornicing as well as established and attractive gardens surrounding Southside. Welham Hall was originally built as a fine country gentleman's residence with an interesting social history. Southside offers generous accommodation with good sized reception hall with open fireplace, large drawing room with views to the gardens and an extended family kitchen dining room which also in addition has access to the utility room and ground floor cloakroom.

Externally there is a timber clad detached double garage, some brick built outbuildings/sheds and a bothy with exposed brick walling and log burner. The driveway to the property sweeps along the front of Southside and provides further additional parking.

### **LOCATION**

The property enjoys an enviable hilltop location nestled within a small cluster of residential properties, set well back from Little Gringley Lane. Welham Hall is approached by a tree lined shared driveway off Little Gringley Lane where Southside entrance is via a five bar gate to the right towards the top. Welham is a much desired hamlet situated just beyond the boundary to the North Nottinghamshire market town of Retford which is an appealing Georgian market town offering a full range of leisure, recreational and educational facilities, The A1 lies to the west which gives access to the wider motorway network and Retford town has a mainline railway station on the London to Edinburgh intercity link.

### **DIRECTIONS**

Leaving Retford town centre Market Square via Grove Street turn left at the traffic lights onto Arlington Way and right at the next set of lights onto Leverton Road. After passing the football ground on the right, take the next left onto Little Gringley Lane and immediately right onto the tree line avenue where Southside will be found towards the end on the right hand side.

### **ACCOMMODATION**

Half glazed European Oak door leading to

**RECEPTION HALL 16'5" x 15'8" (5.03m x 4.81m) maximum dimensions** with feature polished wood fire surround with Victorian style open fire with black tiled hearth, wood laminate flooring, high ceilings, picture rail, cornicing, decorative ceiling roses, dog legged staircase to first floor landing, high moulded skirtings, door to



**DRAWING ROOM 24'0" x 17'7" (7.35m x 5.41m)** dual aspect with floor to ceiling double glazed bay window, additional side picture window overlooking the garden and adjoining fields, feature marble fireplace with fitted multi-fuel burner, high moulded skirtings, picture rail, recently laid Amtico herring bone wood effect flooring, ornate cornicing and ceiling roses, tv and telephone points.



**DINING ROOM 16'9" x 10'6" (5.15m x 3.24m)** with tiled fireplace with raised hearth and fitted working log burner and ornate mantle above, large plate rail/picture rail, cornicing, ornate ceiling rose, wood laminate flooring, high moulded skirtings, built in lower level cupboards with large cupboard above and display shelving, sealed unit double glazed doors to

**FAMILY KITCHEN DINING ROOM 24'6" x 16'6" (7.50m x 5.05m)** l-shaped, dual aspect with one circular and two double glazed windows, half glazed door to garden and further UPVC French doors to the side patio. An extensive range of cream coloured base and wall mounted cupboard and drawer units in Clive Christian style with ornate handles and concealed lighting beneath the wall cupboards. Glazed display cupboards with ornate cornicing. There is a Belfast sink with mixer tap above, integrated dishwasher, space for larger style fridge and freezer, ample granite working surfaces with tiled splashback, central island with oak work surfaces and cupboards and drawers beneath and with space for breakfast bar. Space for range style cooker inset into fireplace with recess lighting, extractor and tiled splashback, high level raised velux double glazed window, built in corner cupboard with shelving, slate coloured tiled flooring, tv and telephone points, wall light points, door to



**UTILITY ROOM** with single double glazed door to garden, space and plumbing for washing machine and one further appliance, working surfaces and floor standing oil fired central heating boiler, recessed lighting, extractor, access to roof void and one wall mounted cupboard, slate style tiled flooring, wood moulded skirtings.

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**GROUND FLOOR SHOWER ROOM** with corner tile enclosed shower cubicle with independent shower attachment, tiled walls, low level wc, pedestal hand basin, slate tiled flooring, recessed downlighting, chrome towel rail radiator.

**FIRST FLOOR**

**GALLERY STYLE LANDING** with large double glazed picture window with views to the garden and adjoining fields, high wood moulded skirtings.

**INNER HALLWAY** with part corning.

**BEDROOM ONE 18'0" x 16'9" (5.49m x 5.15m)** measured to bay window, dual aspect with floor to ceiling double glazed bay window with views to garden and additional sealed unit double glazed window to side overlooking garden and adjoining fields, high moulded skirtings, ornate corning and ceiling rose, tv and telephone points.



**BEDROOM TWO 13'5" x 10'7" (4.10m x 3.25m)** side aspect with double glazed picture window with views to adjoining fields, full width range of floor to ceiling wardrobes with sliding doors, ample hanging and shelving space and with cupboards above, tv point.

**BEDROOM THREE 11'5" x 8'9" (3.50m x 2.72m)** side aspect with sealed unit double glazed window overlooking garden and adjoining fields, range of shelving, ornate corning, built in shelved cupboard, recessed fireplace with ornate shelving.

**BATHROOM 11'8" x 6'6" (3.59m x 2.02m)** side aspect obscure sealed unit double glazed window, three piece white suite with free standing claw footed rolled top bath with telephone style mixer taps/shower attachment, pedestal hand basin, low level wc, tiled walls, ornate corning, access to roof void, tiled walls, chrome towel rail radiator.



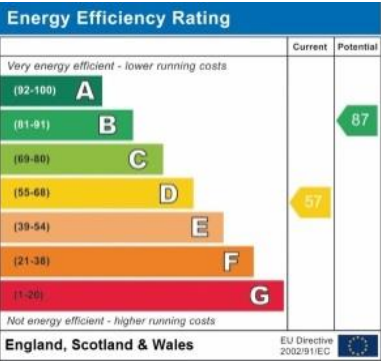
**OUTSIDE**

From Little Gringley Lane there is a shared driveway which provides access to the five bar gate accessing to the private drive for Southside which provides parking for ample number of vehicles which leads to **DETACHED DOUBLE GARAGE 25'6" x 19'0" (7.88m x 5.88m)** with two separate electric roller doors, power and lighting. There is an additional workshop with power and lighting and has also been insulated. The driveway is bordered by a brick wall surround with established shrub and trees and further foliage. There are stone steps with iron railings leading to the main garden which is well laid out and attractive established gardens. Wrought iron double gates leading to the formal front garden and side garden, which is divided into two areas, one of which has a good sized paved patio with dwarf wall surround and lighting and a **BOTHY 16'0" x 12'8" (4.90m x 3.90m)**.

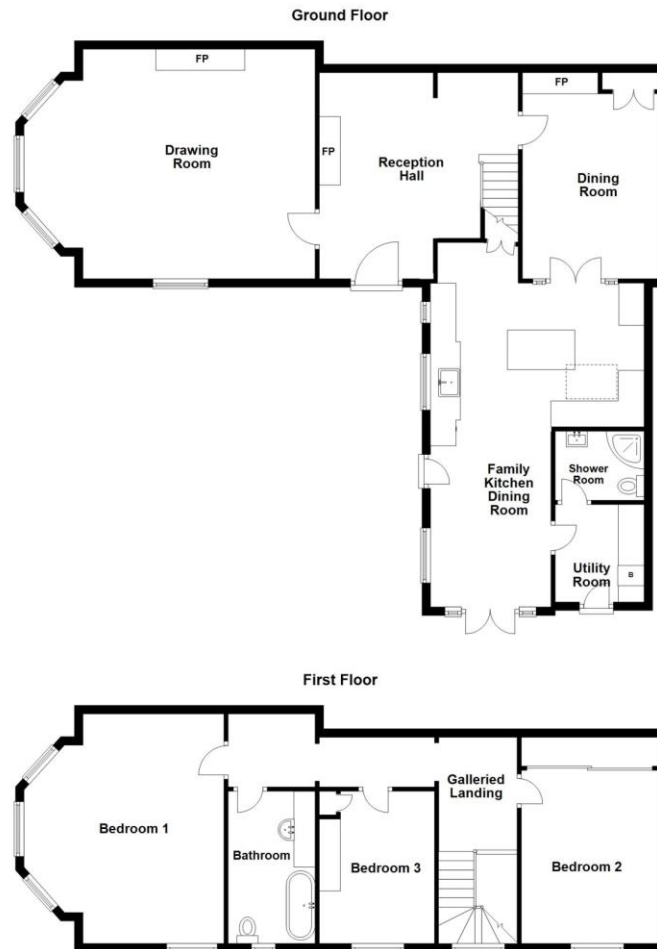
The gardens are extensively planted with a large variety of established trees and shrubs. There is a good area of lawn, timber summer house with power and lighting with flower and shrub surrounds. Under window shrub beds and borders and in addition there is a sunken pebbled area surrounded by a brick wall and established foliage and trees.

**GENERAL REMARKS & STIPULATIONS**

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.  
Council Tax: We are advised by Bassetlaw District Council that this property is in Band E.  
Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.  
Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.  
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm.  
Viewing: Please contact the Retford office on 01777 709112.  
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.  
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.  
Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.  
These particulars were prepared in February 2022







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