



- Detached Home Measuring Approx 1500 Sq Ft
- 1832 Former Blacksmiths Cottage
- 4 Bedrooms & 2 Bathrooms
- Annexe/Business Use Potential

- Charming Internal Features
- Centre Of The Village Location
- Courtyard Garden
- 5 Minute Walk To William Farr CofE School

Manor Lane, Welton, LN2 3JQ  
Guide Price £410,000







Standing as a prominent focal point for the village of Welton for nearly 200 years, this former Blacksmith's Cottage is a property of significant architectural and local interest. Originally constructed in 1832 from traditional Lincolnshire stone, the home occupies a prime position within the village conservation area. Last sold nearly 30 years ago, now is a rare opportunity to acquire a home that has been sympathetically maintained and updated to preserve its unique period charm.

The accommodation is expansive and remarkably flexible, offering a blend of the original 19th-century structure and a thoughtful 1970s extension. At the heart of the ground floor is an generous sized 25'5" lounge diner, providing a grand yet comfortable space for entertaining. This level also includes a practical kitchen, utility room, and a dedicated study - perfect for those working from home. "A standout feature is the potential for an annexe or a home business." The ground floor hosts a generous bedroom with an ensuite, situated adjacent to a versatile workshop that formerly served as a village shop. Whether you require a self-contained annexe for a relative or wish to reinstate a business premises in the heart of the village, this part of the house offers endless possibilities.

Rising to the first floor, a landing provides access to three further bedrooms and a family bathroom, ensuring ample space for numerous family members and visitors. Externally, the property continues its offering with two outdoor spaces: a charming, intimate courtyard to the front and a larger, private courtyard garden to the rear, ideal for low-maintenance alfresco dining.

The current owner's long tenure of three decades is a testament to the warmth and character of this home. Having undergone consistent maintenance and upgrades that respect its historic fabric, the cottage stands ready for its next chapter. For buyers seeking a home with a story, a versatile layout, and an enviable position in one of the region's most desirable villages, this former Blacksmith's Cottage is a truly unique prospect.

The village of Welton is one of Lincolnshire's most sought-after locations, offering a vibrant community and a wealth of local amenities just a short walk from your front door. Residents benefit from a variety of independent shops, a post office, and the welcoming Black Bull pub. The village is particularly renowned for its exceptional education, falling within the catchment area for the highly-regarded William Farr School. With active sports clubs, picturesque walking routes, and a regular bus service into the historic city of Lincoln, Welton provides the perfect balance of rural charm and modern convenience for families and professionals alike. Council tax band: C. Freehold.





### Entrance Porch

Stone tiled flooring, coved ceiling, uPVC double-glazed window to the front door with Irish oak finish, and a second internal door and entrance into the lounge diner.

### Lounge Diner

25' 5" max x 10' 11" (7.74m x 3.32m)

An electric fireplace with a Yorkshire stone hearth, a coved ceiling, 2 radiators, 2 uPVC double-glazed windows to the front aspect, finished in Irish oak.

### Kitchen

11' 0" max x 6' 8" max (3.35m x 2.03m)

Having a range of base and eye-level units with tiled worktops, a single-glazed window to the rear aspect, space for kitchen appliances, a stainless steel sink and drainer unit.

### Hallway

11' 8" x 6' 8" (3.55m x 2.03m)

Stairs rising to the first floor, a wall-mounted thermostat, a radiator, and a cupboard housing the consumer unit. Access to:

### Utility Room

6' 7" x 3' 11" max (2.01m x 1.19m)

Space and plumbing for a washing machine, a tiled surround, a wall-mounted Worcester gas central heating boiler, an intruder alarm, and a uPVC double-glazed window with Irish oak finish.

### Rear Hallway

16' 1" x 3' 3" (4.90m x 0.99m)

Loft space - boarded and a pull-down ladder and light, a radiator, 2 external doors - 1 newly fitted to the front aspect with Irish oak finish and leading onto the front courtyard. Access to bedroom and study.

### Study

9' 9" x 8' 5" (2.97m x 2.56m)

Features a radiator, access to the workshop/potential annexe with a new flat roof approximately 3 years ago.

### Workshop/Potential Office

17' 6" max x 15' 5" max (5.33m x 4.70m)

Having 2 uPVC double-glazed windows to the aspect with accompanying matching front door finish with Irish oak finish, a radiator, and tiled flooring. Loft access and a maintained roof.

### Bedroom 4

15' 7" x 10' 0" max (4.75m x 3.05m)

Having a uPVC double-glazed window to the rear aspect, and a radiator. Access to:

### En-Suite Shower Room

4' 5" x 6' 8" (1.35m x 2.03m)

Having an electric shower and a shower cubicle, a low-level WC, a radiator, a uPVC double-glazed window to the rear aspect and a pedestal hand wash basin unit.

### First Floor Landing

7' 2" x 6' 7" (2.18m x 2.01m)

Stairs with pine ballustrade to the ground floor, a radiator. Access to 3 bedrooms and bathroom.

### Bedroom 1

10' 11" x 11' 6" (3.32m x 3.50m)

Having a uPVC double-glazed window (finished in Irish oak style) to the front aspect with remote-control blinds.

### Bedroom 2

13' 3" max x 10' 11" (4.04m x 3.32m)

Having a uPVC double-glazed window to the front aspect with Irish oak finish with remote control blinds and a radiator.

### Bedroom 3

6' 6" x 9' 9" max (1.98m x 2.97m)

Having a uPVC double-glazed window to the rear aspect with Irish oak finish and a radiator.

### Bathroom

8' 8" x 6' 7" (2.64m x 2.01m)

Three-piece suite comprising a panelled bath tub with a handheld shower, a low-level WC, a pedestal hand wash basin unit, a radiator, a uPVC double-glazed obscured window to the rear aspect, and loft access.

### Outside Rear

A formal courtyard is currently low-maintenance and is mainly paved.

Second courtyard located towards the front aspect with gated access onto the front of the property/plot.

### Outside Front

Access to the front door entrance via a porch with a small paving arrangement.

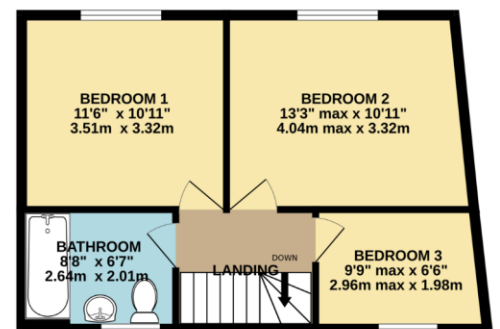
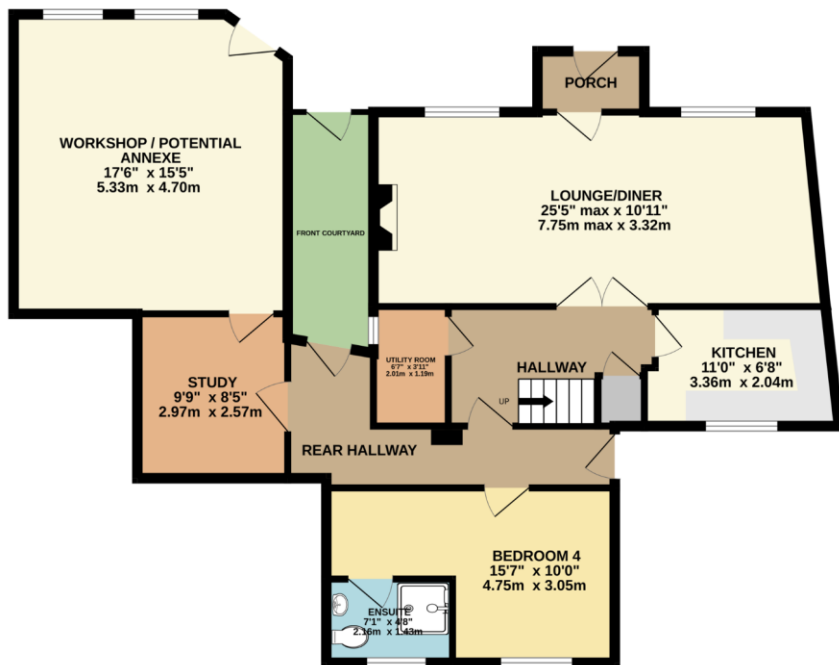






GROUND FLOOR  
1034 sq.ft. (96.1 sq.m.) approx.

1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1476 sq.ft. (137.1 sq.m.) approx.

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