



BRITISH  
PROPERTY  
AWARDS

2024



GOLD WINNER

ESTATE AGENT  
IN HORNCASTLE



**Welland House**  
62A Station Road, Burgh le Marsh, Skegness. PE24 5EP

**BELL**





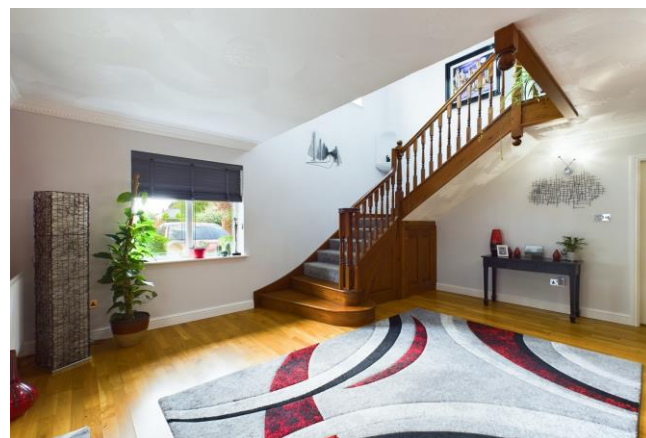
# Welland House

Burgh le Marsh

Welland House is an extensive family home, set to a private position with attractive grounds, in the popular village of Burgh le Marsh. Built in 2007, the property provides versatile reception spaces; to suit a wide range of requirements. Back from the road, with grounds extending out to the rear, the property includes an eye-catching orangery leading off the rear; with views across the garden, seating space and an indoor swimming pool.

Welland House is complete with a long driveway approach, ample off road parking and turnaround for multiple vehicles and a large double garage and workshop.

The grounds include formal lawns, a pond and patio seating, a large vegetable plot, wildflower garden and more – the plot totalling two thirds of an acre (sts).



## ACCOMMODATION

**Hallway** having uPVC double glazed obscure side entrance door with matching side panels, uPVC double glazed window to front; wood flooring, radiators, feature ceiling light above wood staircase with spindle and balustrade, decorative cornices, as throughout and wall lights. Wood windowed doors to dining room, kitchen and to:

**Lounge** having uPVC double glazed bay window to front, obscure window to side aspect; wood flooring, radiator, TV point, ceiling and wall lights and power points.



**Dining Room** with uPVC double glazed window to rear, French doors to orangery; wood flooring, radiator, ceiling and wall lights and power points.

**Dining Kitchen** having uPVC double glazed windows to side, French doors to orangery to rear; an excellent range of modern kitchen units to base and wall levels with over counter lights, 1 ½ bowl composite sink and drainer inset to square edge wood effect worktop - and breakfast bar peninsula, Lamona double oven, four ring hob beneath extractor canopy, integrated dishwasher and fridge. Wood effect flooring, radiators, TV point, ceiling and wall lights and power points.

**Orangery** having uPVC double glazed windows to sides and rear, French doors to side aspect with pitched polycarbonate roof and tiled flooring. Good size swimming pool with roll out cover, graduating depth and electric powered heating system, ceiling lights and fan and power points.

**Utility** having uPVC double glazed obscure door to rear, window to rear aspect; a good range of storage units to base and wall levels, 1 1/2 bowl sink and drainer to square edge wood worktop with space and connections for under counter washing machine and tumble dryer. Tiled flooring, radiator, ceiling light and power points. Door to:

**Secondary Hallway** with uPVC double glazed obscure door and window to side aspect; tiled flooring, radiator and power points. Doors to office, snug, garage and to:

**Cloakroom** with uPVC double glazed obscure window to rear aspect; low level WC and hand wash basin inset to vanity unit, tiles to half height of walls, tiled flooring, radiator and ceiling light.

**Snug** with uPVC double glazed window to rear aspect; carpeted floor, radiators, TV point, ceiling light and power points.

**Office** uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling lights and power points.





## First Floor

**Landing** with uPVC double glazed obscure window with leaded decoration and coloured glass to front aspect; wall lights. Doors to first floor accommodation.

**Family Bathroom** having uPVC double glazed obscure window to front aspect; panel bath with shower attachment, shower cubicle with Triton electric shower over, wash hand basin and low level WC. Wood effect flooring, heated towel rail and ceiling spot lights. Door to:

**Bedroom** with uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling light and power points.

**Bedroom** with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points. Door to:

**En-suite Shower Room** comprising corner shower cubicle with Triton electric shower over, wash hand basin inset to vanity unit and low level WC. Wood effect flooring, tiles to half height to walls and ceiling spotlights.

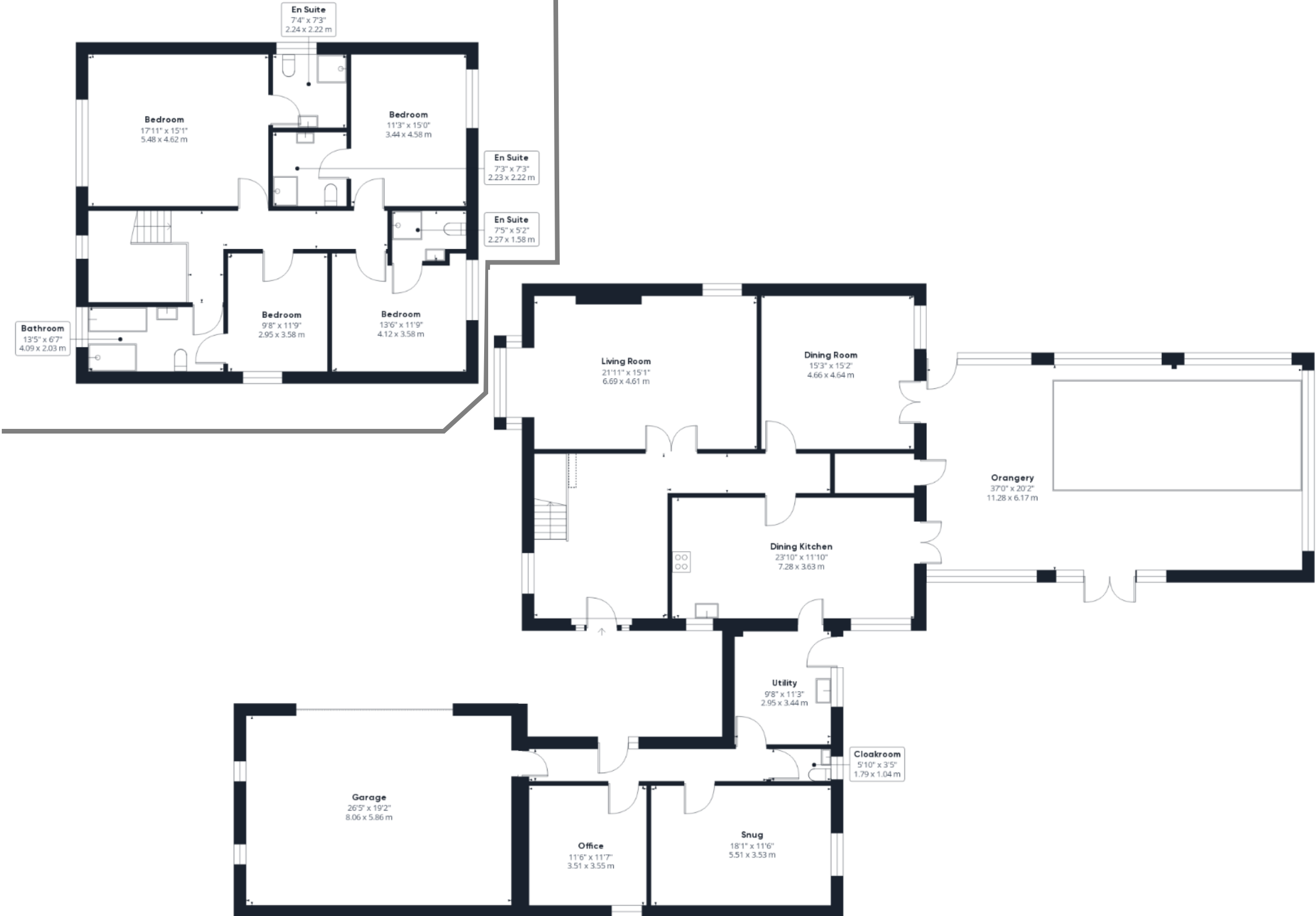
**Bedroom** with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points. Door to:

**En-suite Shower Room** comprising corner shower cubicle with Triton electric shower over, pedestal wash hand basin and low level WC. Wood effect flooring, tiles to half height to walls, radiator and ceiling lights.

**Bedroom** having uPVC double glazed window to front aspect; built in wardrobes, dressing table and storage to walls and bed surround, carpeted floor, radiator, ceiling light and power points. door to:

**En-suite Shower Room** with uPVC double glazed obscure window to side aspect; corner shower cubicle with triton electric shower over, pedestal wash hand basin and low level WC. Tiled flooring, tiles to half height to walls, radiator, and ceiling spotlights.







## OUTSIDE

The property is approached to the front, via a long driveway opening out to turnaround and parking space for multiple vehicles, with brick wall containment. To the front is a lawned garden space with mature established trees; beside the driveway is a large **Double Garage and Workshop** with up and over electric door to front, uPVC double glazed obscure windows to front, door to secondary hallway, light and power. To the rear of the garage is a sizeable timber store.

Leading off the rear of the property is a large paved patio space, with low level brick containment, wrapping around the orangery and behind the kitchen and utility. This looks out across the rear garden, and accesses the side lawn; which runs down to a pair of greenhouses. Down the other side of the property, behind a vehicle gate, is a wide storage space, with potential for further parking use if required, and housing the oil tank. This sits before the large vegetable plot, with covered and open plant beds, and a timber potting shed.

The principal garden is laid to lawn, with a range of established flowers and trees throughout, including a wildflower garden to the corner. To the centre is a pond bristling with plant life, a wooden bridge spanning, and a paved seating space alongside.

East Lindsey District Council – Tax band: G

ENERGY PERFORMANCE RATING: C

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Horncastle Office  
Old Bank Chambers, Horncastle. LN9 5HY.

Tel: 01507 522222;

Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org);

Website: <http://www.robert-bell.org>

Brochure prepared 29.9.2024



### DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



43 Silver Street, Lincoln. LN2 1EH  
Tel: 01522 538888 Fax: 01522 589988  
Email: [lincoln@robert-bell.org](mailto:lincoln@robert-bell.org)

[www.robert-bell.org](http://www.robert-bell.org)

