



CHOICE PROPERTIES

Estate Agents

Welland House, 29 East Street,
Alford, LN13 9EO

Price £900,000



Choice Properties are delighted to bring to market this most handsome, detached Grade II listed Victorian period home located in the country market town of Alford, with easy access to the excellent local schools. Boasting a substantial Stable Block, Outbuildings and a Paddock spanning approx 2 acres this centrally located home is a rare find indeed.

With 5 bedrooms, a large kitchen diner, 3 reception rooms, and a delightful garden room, this property offers ample space for comfortable living and entertaining. The attractive and spacious mature gardens and walled mature orchard surrounding the house provide a tranquil retreat, perfect for relaxing or hosting gatherings with friends and family.

This property not only offers a beautiful living space but also a unique opportunity to own a piece of history in the backdrop of Alford's Grade I listed windmill. Don't miss out on the chance to make this exceptional property your own and enjoy the idyllic lifestyle it has to offer.

Featuring Gas Central Heating the spacious and well laid out internal accommodation consists of:-

Entrance Hall

32'6" x 9'1"

Front door leading into the entrance hall featuring a cupboard housing the wall mounted consumer unit, a telephone point, the wall mounted 'Danfoss' thermostat, a fitted double storage cupboard, large staircase with 1/2 landing and large sash window to the first floor and two fitted under-stair storage cupboards. Doors to:

Reception Room

15'11" x 14'8"

Light and airy with double aspect windows and fitted with a open fireplace set in a feature surround and a TV aerial and telephone point.

Sitting Room

15'11" x 14'10"

Further sitting room again benefiting from double aspect windows with a gas fireplace set in a feature surround and a TV aerial and telephone point.

Dining Room

16'3" x 11'6"

Grand dining room featuring double opening 'French' doors to the garden as well as a side window for extra light, an open fireplace set in a feature surround, single built in storage cupboard and bookcase and providing ample space for a large dining table.

Kitchen/Diner

16'3" x 14'10"

Fitted with a range of wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, 'Rangemaster' dual fuel cooker; matching the characterful interior design throughout, space for a dishwasher, fitted double storage pantry cupboard, ample space for a dining table, tiled flooring and part tiling to the walls and a telephone point. Door to:

Utility Room

6'4" x 6'7"

Fitted with a range of wall and base units with worktop over, one and a half bowl ceramic sink with drainer and mixer tap, space for a freestanding fridge/freezer, wall mounted alarm controls, tiled flooring, a side door to the the outside of the property and doors to the WC and garden room.

WC

6'3" x 4'11"

Fitted with a WC with dual flush button, square hand wash basin with mixer tap; built into vanity, tiled flooring, plumbing for a washing machine and the WC also houses the two years old wall mounted 'Viessman' combination boiler; supplying both the central heating and hot water systems.

Garden Room

13'8" x 14'8"

A more recent extension to the original property offering further reception space with triple aspect windows and double opening 'French' doors to the rear. The garden room additionally features tiled flooring, four wall lights, feature ceiling light and a TV aerial.

Landing

20'11" x 9'1"

Grand landing featuring a fitted airing cupboard housing the hot water cylinder, access to the loft and doors to:

Bedroom 1

16'0" x 11'6"

Spacious double bedroom with an original fireplace feature.

Bedroom 2

16'2" x 11'6"

Spacious double bedroom with a single storage cupboard and an original fireplace feature.

Jack & Jill En-suite Shower Room

3'9" x 2'11"

Both bedroom one and bedroom two feature doors to the 'Jack & Jill' en-suite shower room; fitted with a three piece suite comprising a corner shower cubicle with an electric 'Triton AS2000XT' shower over, hand wash basin with mixer tap and WC with dual flush button, part tiling to the walls, inset spot lighting and wall lighting, tiled flooring and a heated towel rail.

Bedroom 3

15'11" x 15'1"

Spacious double bedroom fitted with the original fireplace feature, hand wash basin with mixer tap; built into vanity, large built in wardrobes with four sliding doors (two mirrored doors) and a TV aerial.

Bedroom 4

11'3" x 8'10"

Double bedroom with a TV aerial.

Bedroom 5

8'7" x 11'7"

Double bedroom with two fitted single wardrobes and a fitted double wardrobe and again featuring an original fireplace feature.

Bathroom

7'4" x 14'10"

Fitted with a four piece suite comprising a double ended cast iron bath tub with single hot and cold taps, large walk in shower cubicle with a power shower over, hand wash basin with mixer tap and WC with cistern lever, part tiling to the walls. a 'Manrose' extractor fan and inset spot lighting.

Driveway

Gravelled driveway which runs behind the property which provides multiple vehicles with parking and ample turning space.

Period Stable Block

There are a number of outbuildings on offer at Welland House; including the following:

Workshop/Stable

14'2" x 17'9"

Alarmed spacious workshop with power, lighting and two windows to front aspect.

Garage

14'2" x 14'2"

Parking for one vehicle, with an electric roller door, power and lighting. Stairs to:

Loft Room

14'2" x 14'1"

Previously the hay loft. Providing further storage space with a vented front window and window to rear aspect. Power and lighting.

Garden Store/Tack Room

14'2" x 4'11"

With a door into the garage/car port and lighting.

Outside Store/Tack Room

14'2" x 6'2"

With power, lighting and ample space for various utilities.

Outside WC

4'5" x 5'0"

Fitted with a WC with cistern lever, hand wash basin with single hot and cold taps and an outside tap.

Coal Store

5'11" x 5'0"

Originally the Ash WC. Currently used for storage.

Large Timber Machinery Store and Double Garage

46'1" x 15'1"

Providing parking for four vehicles with power and lighting and two sets of double opening timber doors. Trailer storage to the rear.

Gardens and Land

To the front of the property is a well tended lawn with a plethora of colourful mature shrubs and plants. A large driveway to the side gives access to the rear and provides plenty of parking for many vehicles. The rear garden features a tranquil pond and sunny sitting area providing a relaxing space against the backdrop of Alford's fabulous Grade I listed windmill. The attractive detached stable block stands proudly in the rear garden and can be used for a variety of purposes. Next to the stables a 5 bar gate leads through into the grassed paddock area (approx 2 acres sts) and there you will also find the delightful walled mature orchard featuring a large timber, brick and glass greenhouse with mains water (measuring 20'9" x 8') and two storey child's playhouse (Measuring 8' x 7'3"). The paddock also offers a paved patio area with 'Pacram Canopia Gazebo' and aluminium greenhouse (measuring 10'3" x 6'3").

Tenure

Freehold.

Viewing arrangements

By appointment through Choice Properties on 01507 462277.

Opening hours

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

Making an offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Council tax band

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

LN9 6PH

Tel. No. 01507 601 111

Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band E.

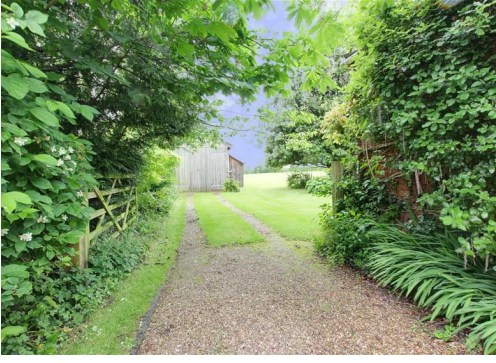
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.





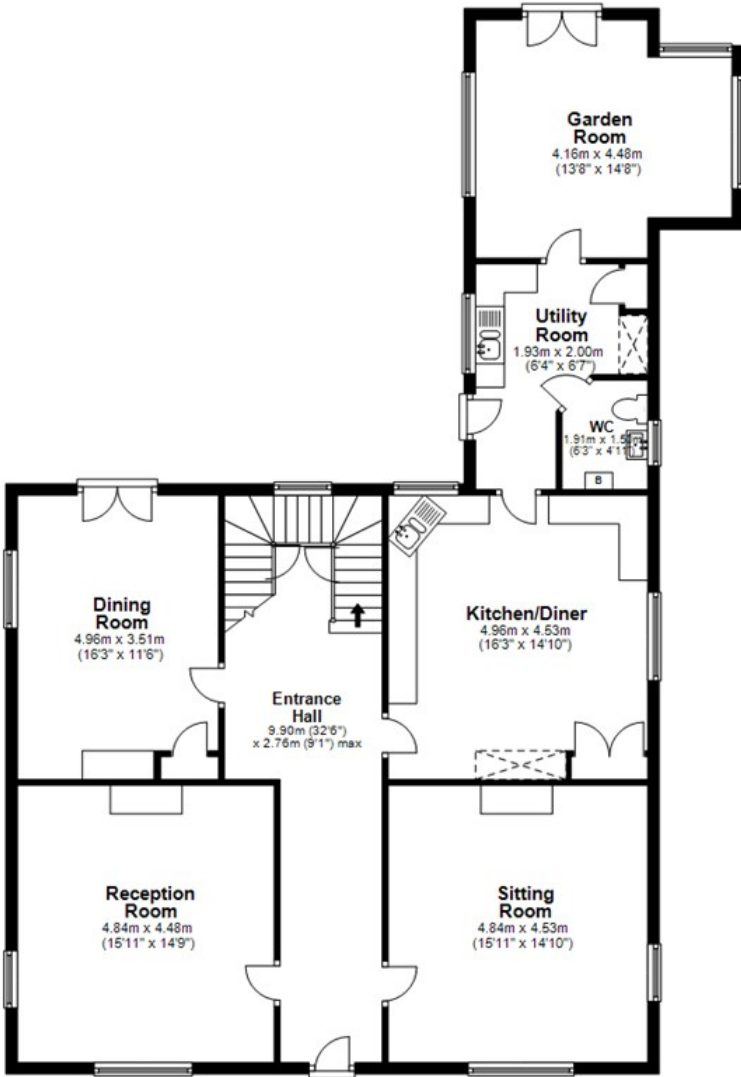






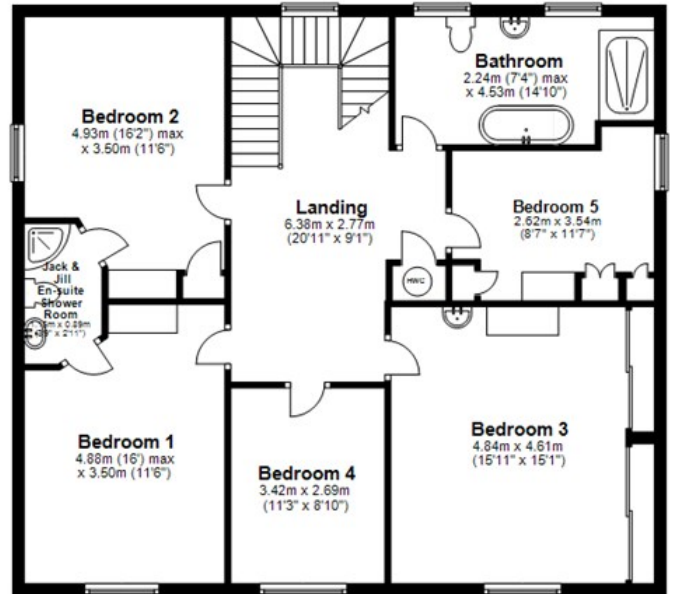
Ground Floor

Approx. 138.0 sq. metres (1485.4 sq. feet)



First Floor

Approx. 108.9 sq. metres (1172.5 sq. feet)



Total area: approx. 246.9 sq. metres (2657.9 sq. feet)

Directions

Please use postcode LN13 9EQ for directions to Welland House.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

