





78 Ryland Road Welton

An exceptional and exceedingly rare opportunity to acquire this distinguished Executive Residence, enviably positioned in a private, tucked away and truly idyllic setting within the heart of the highly sought after village of Welton. Occupying a magnificent plot of approximately 0.39 acres (subject to survey) and enjoying a delightful backdrop onto the village beck, this individually designed home offers an outstanding blend of elegance, scale and versatility. Approached via an expansive gravelled driveway, the property is set discreetly back from the road. An imposing Reception Hall welcomes you inside and showcases a sweeping staircase rising gracefully to the First Floor, setting the tone for the impressive accommodation beyond.

The Ground Floor has been thoughtfully curated for both refined entertaining and comfortable family living, comprising a formal Lounge of generous proportions and a spectacular Open Plan Living Kitchen Diner – perfectly suited to hosting on both an intimate and grand scale. A well appointed Utility Room and Cloakroom/WC provide practicality, while a substantial Double Bedroom with En-suite offers ideal guest or multi generational accommodation. To the First Floor, an elegant Galleried Landing overlooks the Reception Hall below and leads to Three beautifully presented Bedrooms. The Principal Suite is a sanctuary in its own right, complete with a Dressing Room and a luxurious five piece En-suite Bathroom. The Two further Bedrooms are connected by a stylish Jack and Jill En-suite. A further staircase ascends to a self contained level, revealing a Study/Landing area and a superbly versatile room currently utilised as a Games Room. With the benefit of its own En-suite Shower Room, this space offers flexibility and could effortlessly serve as a Fifth Bedroom, private Suite or self contained Annex.

Externally, the grounds are equally impressive. The integral triple garage enhances the home's practicality, while the generous rear garden provides a tranquil and picturesque setting, gently backing onto the village beck and offering a wonderful sense of privacy and serenity. This remarkable home offers luxurious accommodation and an enviable village setting. Viewing is essential to fully appreciate the lifestyle opportunity on offer.

Asking Price £895,000

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29 Silver Street, Lincoln, LN2 1AS



ACCOMMODATION

DINING HALL

22' 10" x 16' 3" (6.96m x 4.97m)

A marvellous and welcoming entrance hall, accessed via an entrance door beneath a storm porch, featuring a staircase rising to the first floor, a useful walk-in storage cupboard, tiled flooring with underfloor heating, spotlights and double glazed bi-fold doors opening onto the rear garden.

LOUNGE

18' 9" x 15' 9" (5.72m x 4.82m) Featuring a log burner set within a brick fireplace, underfloor heating and double glazed bi-fold doors opening seamlessly onto the rear garden.

OPEN PLAN LIVING KITCHEN DINER

33' 6" x 15' 10" (10.22m x 4.83m) A fantastic open plan space, the kitchen is fitted with a high specification range of wall and base units, complemented by granite work surfaces, an undermount 1½ bowl sink with side drainer and a Quooker boiling water tap. Integrated appliances include a fridge, freezer, dishwasher, wine cooler and an Aga range cooker. The kitchen features a central island with breakfast bar, tiled flooring with underfloor heating, tiled splashbacks, spotlights and two double glazed windows to the front aspect.

The living area boasts a charming log burner set within a brick fireplace and continues the tiled flooring with underfloor heating throughout. Natural light floods the room through three double glazed windows to the side aspects, while double glazed bi-fold doors open

seamlessly onto the rear garden, creating a perfect blend of indoor and outdoor living.

UTILITY ROOM

17' 2" x 9' 8" (5.25m x 2.95m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, space for washing machine, tiled flooring with underfloor heating, tiled splashbacks, staircase rising to the annex accommodation, front entrance door, personnel door to the garage and door to the rear garden.

CLOAKROOM/WC

With close coupled WC and wash hand basin, tiled flooring with underfloor heating and part tiled walls.

BEDROOM 4

15' 10" x 14' 3" (4.83m x 4.35m) With two double glazed windows to the front aspect and underfloor heating.

EN-SUITE SHOWER ROOM

7' 11" x 4' 10" (2.43m x 1.48m) Fitted with a three piece suite comprising of a shower cubicle, close coupled WC and wall hung wash hand basin, tiled walls, tiled flooring with underfloor heating, chrome towel radiator, spotlights and double glazed window to the side aspect.

GALLERIED FIRST FLOOR LANDING

16' 5" x 13' 8" (5.01m x 4.18m) With double glazed Juliet balcony overlooking the rear garden, spotlights, underfloor heating, walk-in storage cupboard with Velux window and shelving radiator.

MASTER BEDROOM

16' 8" x 15' 9" (5.10m x 4.81m) With two Velux windows, double glazed Juliet balcony overlooking the rear garden, spotlights and underfloor heating.

DRESSING ROOM

15' 1" x 7' 11" (4.60m x 2.43m) Fitted with a comprehensive range of wardrobes and drawers, spotlights on a motion sensor and underfloor heating.

EN-SUITE BATHROOM

15' 1" x 7' 10" (4.60m x 2.41m) Fitted with a luxurious five piece suite comprising of walk-in shower cubicle with rainfall shower head, bath tub, close coupled WC, twin wall hung wash hand basins, tiled walls, tiled flooring with underfloor heating, two chrome towel radiators, spotlights on a motion sensor and double glazed window to the front aspect.

BEDROOM 2

15' 9" x 12' 10" (4.82m x 3.93m) With three Velux windows, double glazed Juliet balcony overlooking the rear garden, fitted wardrobes, spotlights and underfloor heating.

JACK AND JILL EN-SUITE

7' 8" x 6' 5" (2.34m x 1.98m) Fitted with a three piece suite comprising of a shower cubicle, close coupled WC, wall hung wash hand basin, tiled walls, tiled flooring with underfloor heating, chrome towel radiator, spotlights on a motion sensor and double glazed window to the side aspect.





BEDROOM 3

15' 10" x 13' 3" (4.84m x 4.06m) With double glazed window to the front aspect and underfloor heating.

SECONDARY FIRST FLOOR LANDING

14' 9" x 9' 9" (4.50m x 2.98m) An ideal study or storage area.

GAMES ROOM / BEDROOM 5

21' 7" x 14' 9" (6.60m x 4.50m) A spacious and versatile room featuring a double glazed Juliet balcony with views over the rear garden, three Velux windows flooding the space with natural light, a generous storage cupboard, wood effect flooring, spotlights and two radiators.

EN-SUITE SHOWER ROOM

10' 8" x 4' 6" (3.26m x 1.38m) Fitted with a three piece suite comprising of a shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled walls and flooring, towel radiator, spotlights and Velux window.

OUTSIDE

To the front of the property, a substantial gated gravel driveway discreetly sets the home back from Ryland Road, providing extensive off street parking and access to the triple garage. The frontage is further enhanced by a neatly maintained lawn with attractive slate edged borders, creating a striking first impression.

The generous rear garden is predominantly laid to lawn and thoughtfully arranged to offer a variety of outdoor seating and entertaining areas, including paved patio terraces and a decked seating area with Summer House. There are mature shrubs and well established flowerbeds adding colour and privacy, along with a hot tub for relaxation. The garden enjoys a delightful backdrop, backing onto the village beck, creating a peaceful and picturesque setting.

TRIPLE GARAGE

27' 1" x 19' 7" (8.26m x 5.97m) With three electric roller garage doors, personnel door to the utility room, wall mounted gas fired central heating boiler (approx 5 years old), water softener, light and power.

LOCATION

Welton is a highly sought after and well served village located just north of the historic City of Lincoln, offering an excellent balance of village charm and modern convenience. The village boasts a strong sense of community and an impressive range of local amenities including a Co-op convenience store, post office, public houses, cafés, takeaways, doctors' surgery, pharmacy and well-regarded primary schooling, making it an ideal location for families and professionals alike. The village is particularly popular with families due to its proximity to the highly regarded William Farr Church of England Comprehensive School, located on the edge of the village and known for its strong academic reputation. Surrounded by attractive countryside and close to scenic woodland and walking routes, Welton is perfect for those who enjoy outdoor pursuits, while still benefiting from excellent transport links. Lincoln city centre is easily accessible by road or regular bus services, providing a wide range of shopping, leisure facilities, restaurants and cultural attractions, including the renowned Cathedral and Castle Quarter. With its combination of accessibility, amenities and village appeal, Welton continues to be one of the area's most popular residential locations.





SERVICES

All mains services available.
Gas central heating.
Underfloor heating.
Rainwater Harvesting Tank.
Mechanical Heat Recovery System.

COUNCIL TAX AND EPC

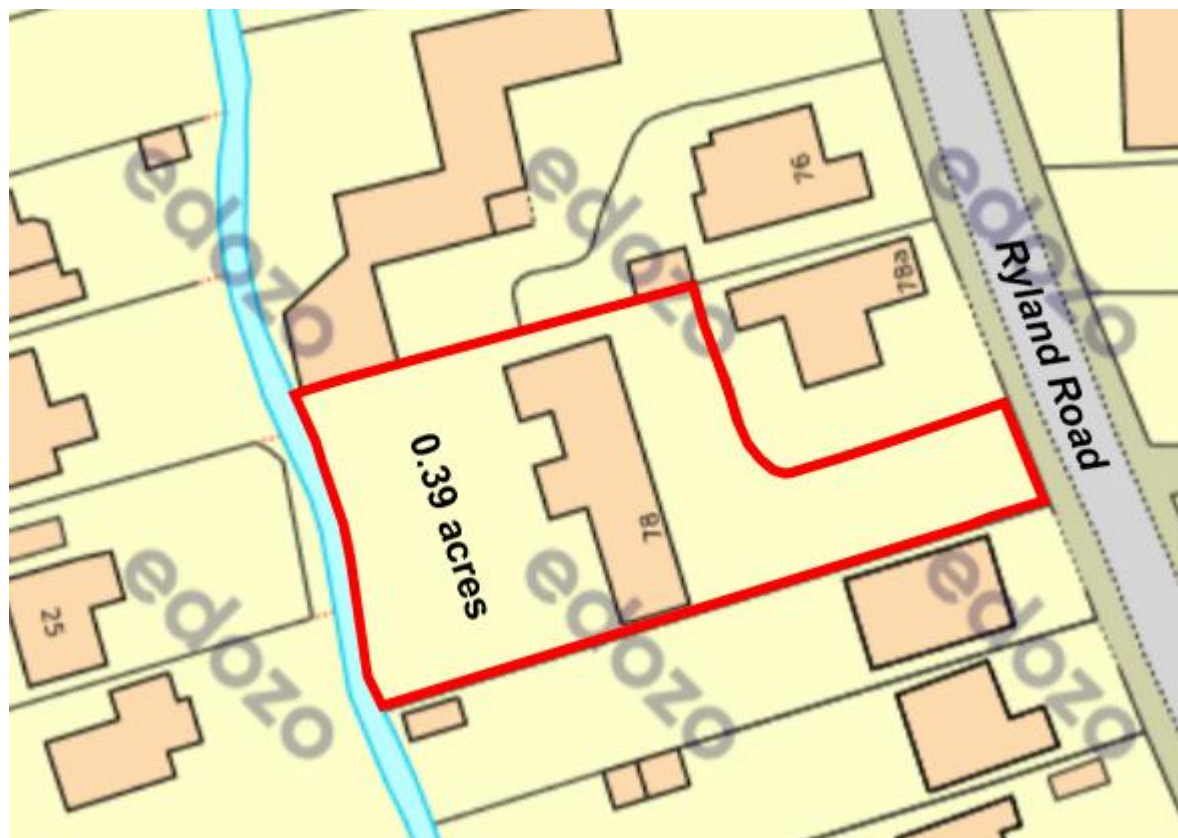
EPC Energy Rating – B.

Council Tax Band – G.

Local Authority - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that

The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

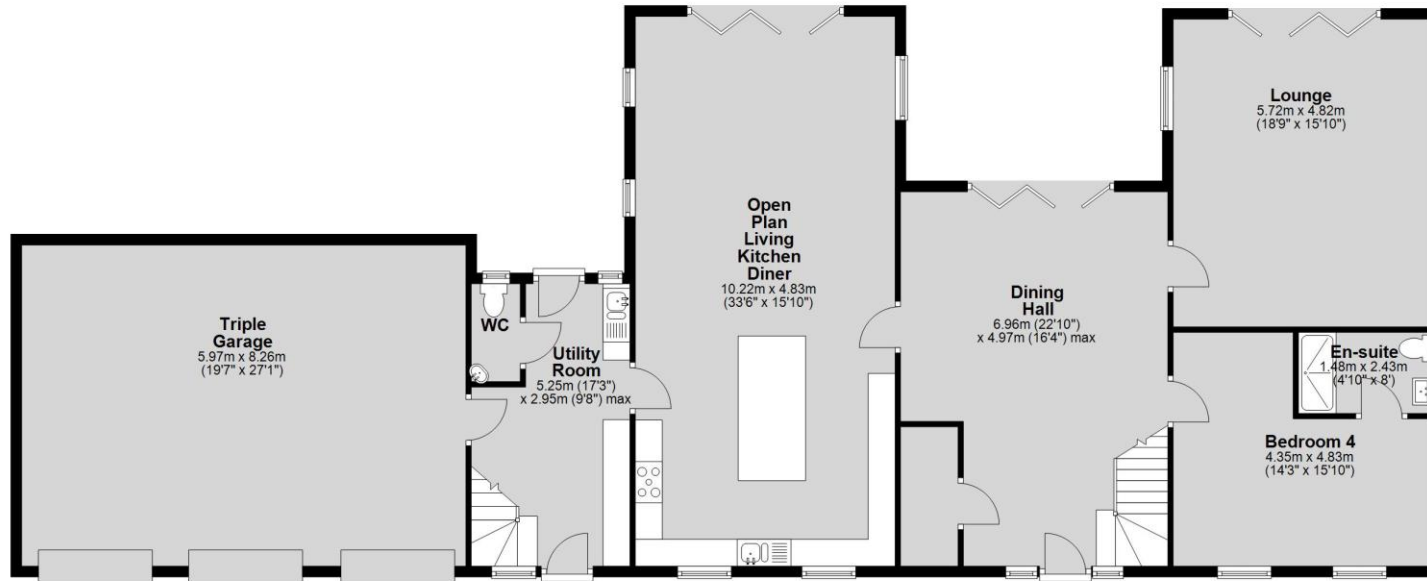
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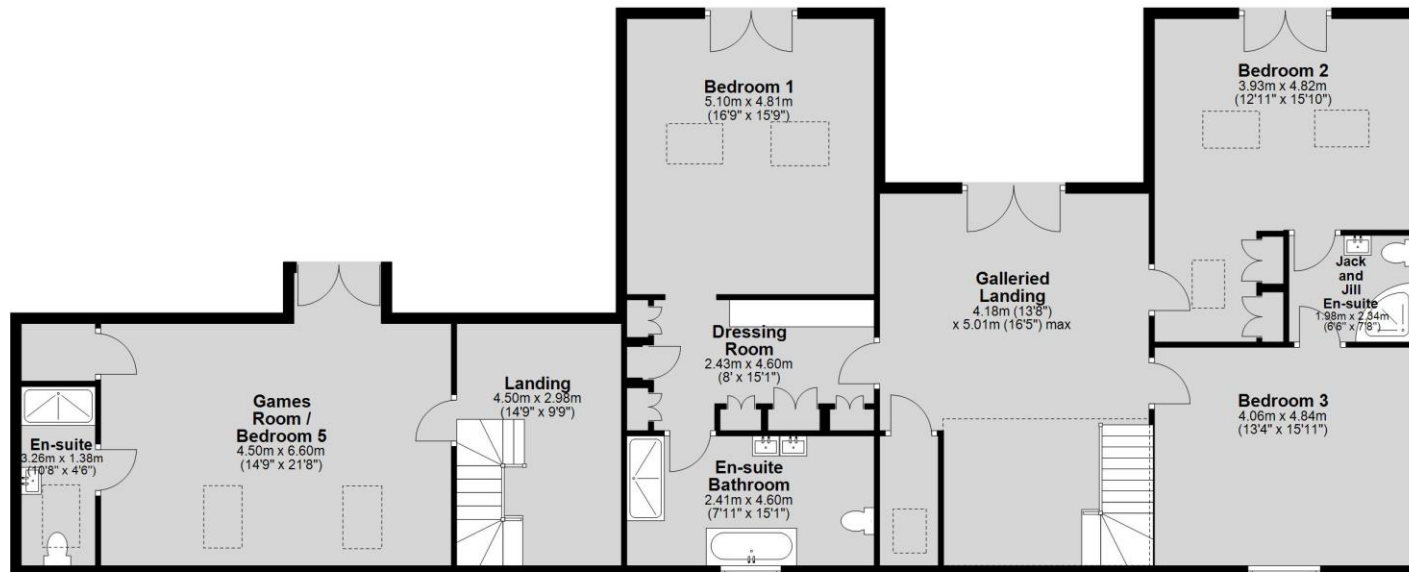
Ground Floor

Approx. 200.1 sq. metres (2153.7 sq. feet)



First Floor

Approx. 165.1 sq. metres (1992.8 sq. feet)



Total area: approx. 385.2 sq. metres (4146.5 sq. feet)

