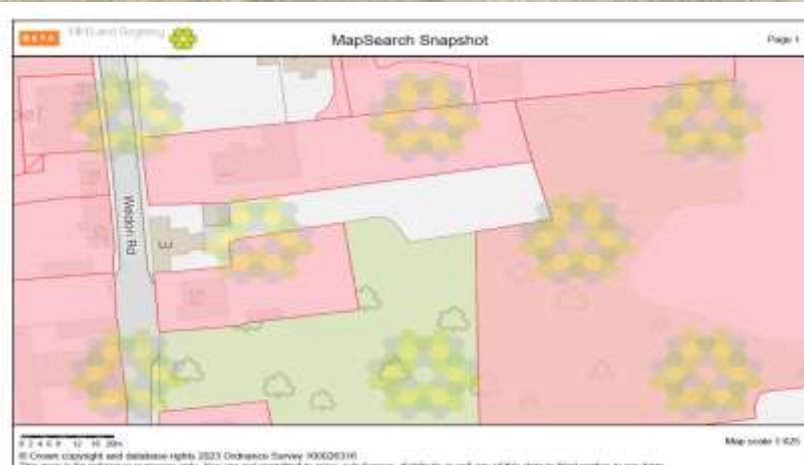




- 1876 Extended Character Home
- Approx. 0.9 Acre (sts)
- Double Garage
- Popular Village Location
- Four Double Bedrooms & Study Room
- Private Enclosed Garden
- Three Reception Rooms
- Sold With No Onward Chain!

Weldon House, Weldon Road, Hemswell, DN21 5UF  
£495,000





NO ONWARD CHAIN! Starkey & Brown is delighted to offer for sale Weldon House, which is an impressive four double-bedroom character home dating back to 1876. It has been thoughtfully extended and occupies a generous plot of approximately 0.9 acres (subject to survey), and is located within the sought-after village of Hemswell. This family home blends period charm with modern living and offers as much a lifestyle purchase as a property. Accommodation briefly comprises a welcoming entrance hall, a separate dining room, and a spacious living room featuring a multi-fuel fireplace. The heart of the home is the recently refurbished kitchen diner, which has been designed for family life and entertaining. There is also a versatile study with useful storage, a modern wet room with underfloor heating, and a WC. Rising to the first floor, there are four double bedrooms, along with a family bathroom and a separate WC. The property retains a wealth of character features throughout, reflecting its heritage whilst being thoughtfully updated over time. Further benefits of the property include oil-fired central heating, with the boiler replaced in 2023 (with ongoing warranty) and a new oil tank fitted in 2020, as well as uPVC double glazing throughout. Externally, the property excels and sits on an extensive plot. It is incredibly private, well maintained, and non-overlooked, offering a peaceful and secluded outdoor space. To the front of the property, there is a detached double garage and a driveway providing parking for multiple vehicles. The village of Hemswell offers local amenities, with nearby Hemswell Cliff providing schooling, further services, and amenities. The area also benefits from excellent transport links to Lincoln, Gainsborough, and surrounding road networks. This property is perfect for those seeking a balance of convenience and countryside living. Viewing is highly recommended to fully appreciate the space, setting, and lifestyle this property has to offer. Council tax band: E. Freehold.



## Access to: Entrance Hall

Carpeted and a radiator. Access leading to:

## Kitchen Diner

22' 1" x 14' 8" (6.73m x 4.47m)

## Kitchen Area

Fitted in 2024. A range of wall and base units with countertops with under cabinet lighting, a ceramic sink with mixer tap, Neff appliances, including an integral washing machine/tumble dryer, an integral dishwasher, an integrated 4-ring electric hob, an integrated electric oven, integrated bin storage, original wooden beams, a uPVC double-glazed window to the rear aspect, exposed brickwork, LED lighting and a uPVC door leading out to the rear.

## Dining Area

Additional wall and base units, a uPVC double-glazed window to the side aspect, and a radiator. Access leading into:

## Living Room

17' 0" x 13' 4" (5.18m x 4.06m)

Two uPVC double-glazed windows to the front aspect, carpeted, two radiators, a multiple-fuel fireplace with exposed brickwork mantle, a fitted storage cupboard, an understairs storage cupboard with a hidden safe, original beams, a storage cupboard housing the fuseboard, and a staircase rising to the first floor. Access to:

## Dining Room

13' 4" x 12' 3" (4.06m x 3.73m)

Having a uPVC double-glazed window to the front and side aspects, carpeted, and a radiator.

## Study

9' 2" x 8' 11" (2.79m x 2.72m)

Carpeted, a uPVC double-glazed window to the rear aspect, and a radiator. Access to a walk-in storage cupboard - with fitted shelving and laminate flooring.

## Wet Room

Three-piece suite comprising a walk-in shower, a rainfall shower with a handheld shower unit with mermaid board, underfloor heating, a uPVC double-glazed window to the rear aspect, a radiator, a wash hand basin with storage beneath, LED mirror storage, panelled walls, and an extractor fan.

## Separate WC

Low-level WC, a wash hand basin, tiled flooring, tiled walls, a frosted double-glazed window to the rear aspect, and an extractor fan.

## First Floor Landing

Carpeted. Access to the bedrooms.

## Bedroom 1

17' 3" x 10' 10" (5.25m x 3.30m)

Dual uPVC double-glazed windows to the front aspect, triple fitted wardrobes, an overstairs storage cupboard with a secret cupboard behind the panelling, loft access, and two radiators.

## Bedroom 2

14' 8" x 12' 3" (4.47m x 3.73m)

Having a uPVC double-glazed window to the front aspect, carpeted, a radiator, and loft access.

## Bedroom 3

14' 3" x 10' 11" (4.34m x 3.32m)

Having a uPVC double-glazed window to the side and rear aspects, wooden flooring, fitted triple wardrobes, and a radiator.

## Bedroom 4

14' 8" x 7' 7" (4.47m x 2.31m)

Having a uPVC double-glazed window to the front and rear aspects, carpeted, a radiator, and loft access.

## Family Bathroom

8' 8" x 7' 6" (2.64m x 2.28m)

Wood panelled bath, a wash hand basin, an airing cupboard housing the hot water tank, a frosted double-glazed window to the side aspect, partially tiled walls, a radiator, vinyl flooring, and a shaver point.

## Separate WC

Low-level WC, a frosted double-glazed window to the side aspect, vinyl flooring, and loft access.

## Outside Front

Hedged borders and access to drive with off-street parking for multiple cars. Access leading to:

## Double Garage

Having an up-and-over door, power, and lighting. Side access to the garden and a window.

## Outside Rear

Non-overlooked with original stone walls. Mostly laid to lawn with mature shrubs and trees. An orchard area, a gravelled/stone-laid area, a seating area, and an oil tank. Please note that part of the garden is in a conservation area and not registered with the land registry. This will be the buyer's responsibility. Seller has supporting documentation.





GROUND FLOOR  
1176 sq.ft. (109.2 sq.m.) approx.

1ST FLOOR  
846 sq.ft. (78.6 sq.m.) approx.



TOTAL FLOOR AREA: 2022 sq.ft. (187.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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