



Dale Cottage, Dale Road, Welton, East Riding of Yorkshire, HU15 1PE

DALE COTTAGE, WELTON  
DALE COTTAGE IS MORE THAN A HOME - IT IS A LANDMARK



A rare opportunity to restore a neo-Gothic icon in the heart of Welton Dale, surrounded by woodland and lake views that have captivated locals for generations.

Welcome to Dale Cottage, Welton  
Tucked away in the secluded beauty of Welton Dale,  
this neo-Gothic cottage has stood as a cherished part of  
the landscape for decades.

Offering a unique chance to breathe new life into a  
property of character and history, it is a home that  
speaks to those with vision and a love for restoration.

Set on an expansive plot surrounded by mature  
woodland and overlooking a tranquil lake, the cottage  
offers versatile living spaces that invite creativity.

A short walk leads to the heart of Welton, one of West  
Hull's most sought-after villages, where community and  
convenience meet.

This is a home ready to be lovingly restored, with no  
onward chain to delay your plans.

#### What We Love

There is a timeless quality to Dale Cottage that is  
impossible to replicate.

The neo-Gothic architecture, the woodland setting, and  
the lake views combine to create a property that feels  
like a world of its own.

The living spaces, though in need of renovation, offer  
flexibility and potential, with the kind of layout that can  
be tailored to modern lifestyles while preserving the  
home's unique character.





The surrounding woodland is a natural sanctuary, offering privacy and a connection to the outdoors that is increasingly rare. Whether you are walking the trails of Welton Dale or simply enjoying the views from the garden, the sense of peace here is palpable.

Welton itself is a village that draws discerning buyers for good reason. With its historic charm, excellent local amenities, and proximity to Hull, it offers a lifestyle that balances rural tranquillity with accessibility. This is a home for someone who values both heritage and opportunity, and who is ready to create something truly special.

#### What the Owner Loves

"I have so many wonderful memories of living in this house; from sledging in the dale during snowy winters to relaxing in the garden on warm sunny days.

One of my favourite moments was roller-skating off the fishing pontoon into the lake while trying to warn my sister—who was drinking cider in a tree—about the approaching gamekeeper!

But the best times were always spent at the kitchen table in the bay window, looking out over the garden and pond. We'd sit there chatting, watching the birds, squirrels, and even deer come to us. It really is a magical spot, and I'll miss it dearly."

#### Tenure

The property is freehold.



### Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

### Disclaimer

\*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

### Viewings

Strictly by appointment with the sole agents.

### Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine & Country office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

**Important Buyer Information:** To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.





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