



The Chestnuts Farmhouse

Blacksmiths Lane, Welby, Grantham,
Lincolnshire. NG32 3LY



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**NEWTON
FALLOWELL**

The Property

A substantial Grade II Listed stone-built farmhouse together with extensive outbuildings overlooking south facing gardens and paddocks of 5.12 acres. The Chestnuts is an historic village farmhouse believed to date from the late 17th Century and until recently the heart of a working farm. The property is now in need of renovation and improvement but provides accommodation of approximately 3000 square feet, a rare opportunity to create a family home with an equestrian bias. The extensive stone outbuildings include garaging and stables with a footprint of approaching 2800 square feet lend themselves to conversion. In addition there is charming listed pigeoncote to the rear.

Welby

Welby is a delightful small Estate village situated approximately 4.5 miles north-east of Grantham in delightful countryside. The settlement is of considerable character combining stone built individual homes with some modern infill. The Crown & Anchor, a popular dining pub, is within easy walking distance. Grantham offers excellent road links via the A1 and trains to Kings Cross with a journey time from around 70 minutes. There are a variety of independent schools within travelling distance as well as Grantham's two well-known grammar schools, KGGS and the Kings.



The Chestnuts Farm House, Blacksmiths Lane, Welby

Approximate Gross Internal Area

Main House = 285 sq.m/3066 sq.ft

Outbuilding = 29 sq.m/313 sq.ft

Barn = 268 sq.m/2880 sq.ft

Total = 582 sq.m/6259 sq.ft

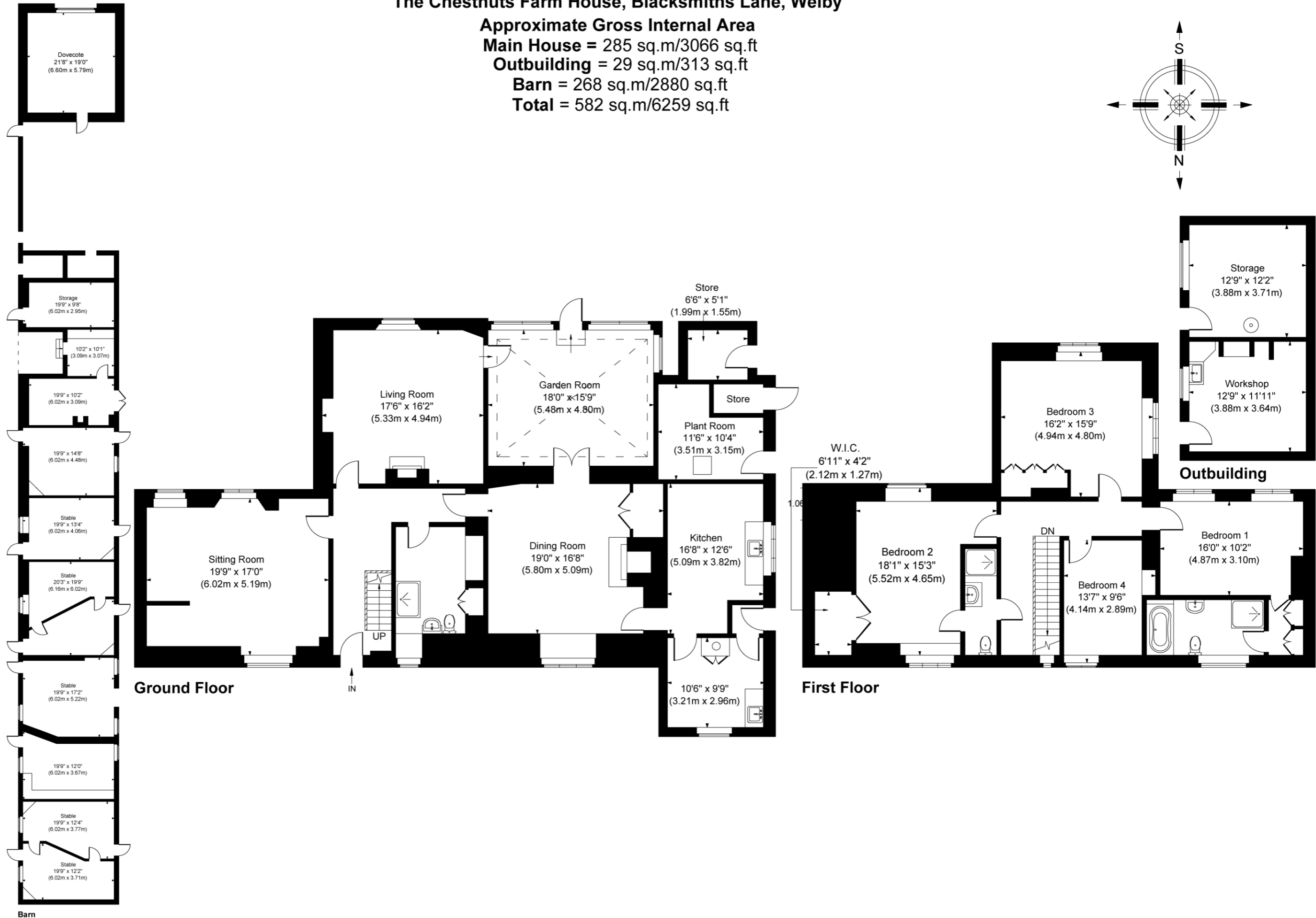
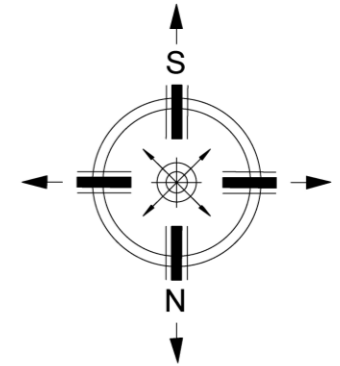
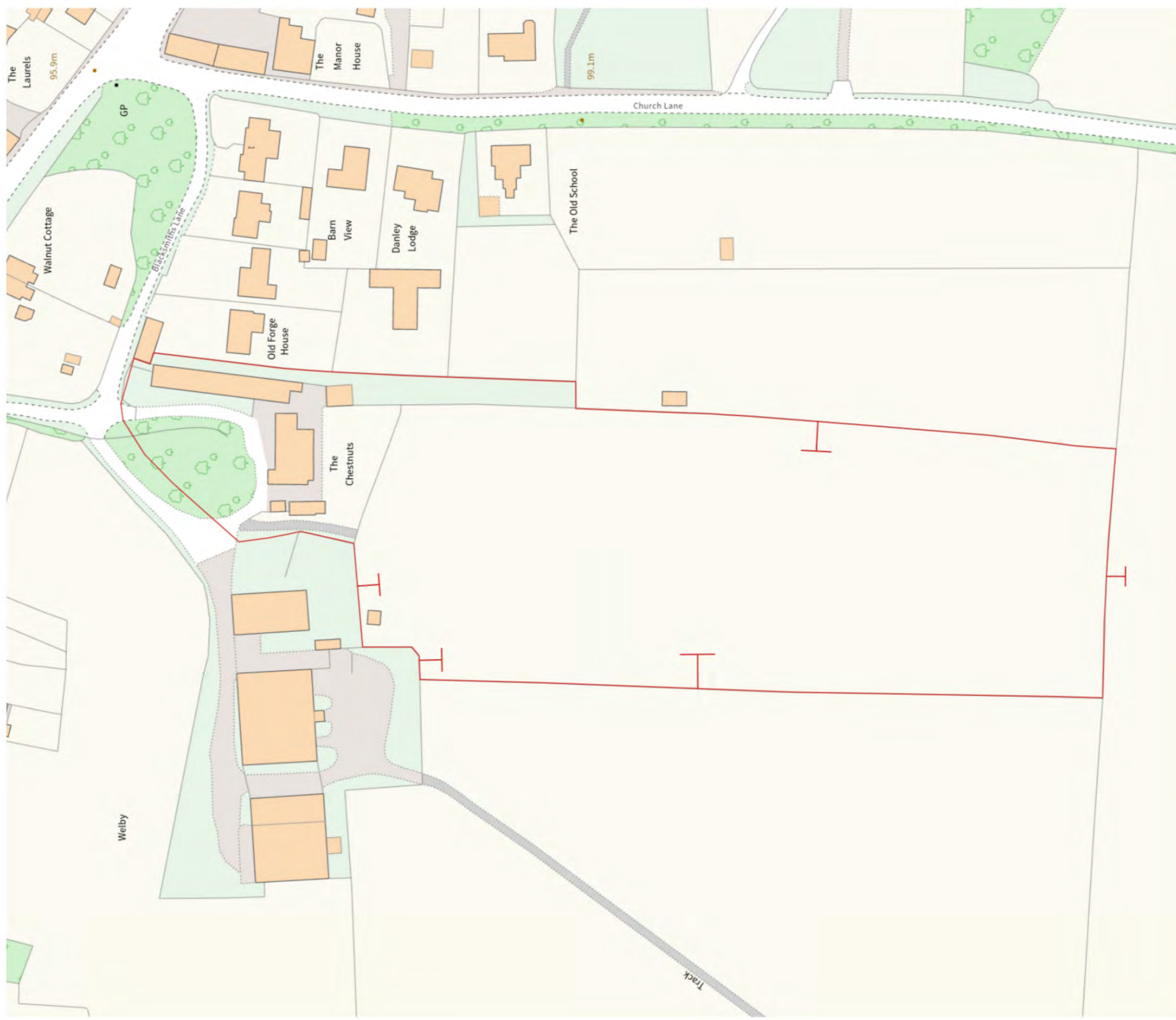


Illustration for identification purposes only, measurements are approximate, not to scale.

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A1 North

Belton
4.1 Miles



Crown & Anchor Pub
500 mtr



5.4 Miles



Grantham
5.5 miles



Sleaford
9.9 Miles



Station 
5.9 Miles
(London 70 Minutes)



Welby Church
500 mtr

3 Miles

← A52 West

A52 East →

A1 South





Services

Mains electricity, water and drainage are connected. Oil fired central heating is installed. We understand fibre to cabinet broadband is currently available with a full fibre service planned. None of the services have been tested.

Electrical and water services will require separation from the farm supply.

Covenants

The sale is subject to standard estate covenants to protect the setting of The Chestnuts Farmhouse and neighbouring properties. All boundaries pass with the sale except the southern field boundary. The purchaser is to erect and maintain stock proof fencing

Viewing

Strictly by prior appointment through Newton Fallowell. Appropriate clothing to be worn. The pidgeoncote is not considered safe to enter. Postcode NG32 3LY.

What3Words ///overlaps.stubborn.streaming

Dimensions and Plans

These are for information only and may not be accurate.

Wayleaves and Easements

Electricity wayleaves over the fields are retained by the vendors.

Solicitors  **Chattertons**
SOLICITORS & WEALTH MANAGEMENT

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Local Authority

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