



# CHOICE PROPERTIES

*Estate Agents*

Wellbeck Barn Mawthorpe Road,  
Alford, LN13 9LT **Asking Price £700,000**



Choice Properties presents a rare opportunity to acquire this impressive three-bedroom detached home, offering three reception rooms and an exceptional range of outbuildings set in 2.75 acres(sts). The property is located in the picturesque village of Well, near Alford, and benefits from convenient access to a highly regarded Grammar School, healthcare services, public transport links, and local amenities. Finished to a high standard throughout, the accommodation comprises a spacious lounge, a stylish kitchen with a feature island, dining room, conservatory, utility/boot room, and cloakroom. The main bedroom features a walk-in wardrobe and en-suite shower room, complemented by a luxurious family bathroom serving the remaining bedrooms. Externally, the property boasts a variety of outbuildings including a barn, office, salon, garages, storage buildings, and more, offering excellent versatility for a range of uses. The grounds are beautifully maintained with mature gardens featuring a duck pond, wildlife pond, established trees, shrubs, and colourful planting. Extensive hardstanding to the rear providing ample off road parking space. Internal viewing is highly recommended to fully appreciate the quality of accommodation and the extensive range of outbuildings on offer.

## Unique property with accommodation comprising :

### **Entrance Hall**

Double glazed French doors to front, built in storage cupboard, under stairs storage cupboard.

### **Lounge**

15'3 x 13'7

Triple aspect room with double glazed windows to three sides, feature bottled gas wood burner, radiator.

### **Kitchen**

21'1 x 11'10

Double glazed windows to sides and rear, range of eye level and wall units, twin Butler style sink with mixer tap, Rangemaster style cooker, built in extractor fan, fitted dishwasher, plumbed American style fridge/freezer with filtered water and ice maker, feature island with breakfast bar, solid wood worktops, open plan to dining room and conservatory.

### **Dining Room**

10'9 x 8'10

Triple aspect with double glazed windows to three sides, radiator, open plan to kitchen.

### **Conservatory**

17'9 x 12'6

Double glazed conservatory with double glazed French doors to side opening to garden, feature wood burner, underfloor heating.

### **Utility Room / Boot Room**

Double glazed window to side, double glazed door opening to garden, one and half bowl inset sink with mixer tap and drainer, solid wood worktops, space for appliances, radiator.

### **Cloakroom**

Obscure double glazed window to side, white suite comprising low level w.c, vanity wash hand basin with mixer tap, built in storage cupboard, heated towel rail.

### **Landing**

Feature exposed beam, loft hatch.

### **Bedroom One**

13'8 x 10'4

Double glazed window to side, feature beams, radiator, access to walk-in wardrobe and en-suite shower room.

### **Walk-in Wardrobe**

Double glazed window to front, radiator.

### **En-Suite Shower Room**

Obscure double glazed window to front, white suite comprising low level w.c, wash hand basin with mixer tap, tiled shower cubicle, tiled walls, tiled floor, two heated towel rails, feature beam.

### **Bedroom Two**

21'4 x 11'10

Double glazed windows to side and rear, built in wardrobes, built in storage cupboard, radiator.

### **Bedroom Three**

15'2 x 9'2

Double glazed window to front and side, two radiators, feature exposed beams.

### **Bathroom**

Double glazed window to front, white suite comprising low level w.c, wash hand basin with mixer tap, tiled shower cubicle, free standing bath with water fall mixer tap, tiled walls, heated towel rail.

## **Outbuildings**

The property benefits from an abundance of outbuildings all with various different functions and features. For full sizes of each outbuilding please see the Floorplan. These outbuildings include:-

### **BBQ Area**

18'5 x 13'0

Beautifully designed and abundantly spacious covered BBQ area featuring a log burner, dual aspect window, and a glass roof providing the perfect spot for entertaining guests and alfresco dining.

### **Barn**

43'7 x 28'3 (ground floor) & 41'1 x 28'3 (first fl

Comprised of various spaces including a large barn with double opening timber doors, a games room fitted with space for a bar, darts board, and a billiard table, a workshop fitted with power and lighting and fitted work surfaces, and a mezzanine with a plethora of storage space with an internal door to a further study. The barn area also features flood lightings, a log burner, and its own separate consumer unit. This space is multi functional and has a plethora of potential uses.

### **Salon**

28'5 x 15'6 (to furthest measurement)

Modern salon space fitted with all the mod cons a functioning salon requires. The salon also features a kitchen fitted with work surfaces and a stainless steel sink with tiles splash back, drainer and single taps in addition to a WC fitted with a corner wall mounted wash hand basin with single taps and tiled splashback and a push flush wc. Internal uPVC door leading to office space.

### **Office**

48'9 x 16'1 & 14'9 x 28'10

Spacious office space with a range of possible purposes fitted with heating , power and electric. Two uPVC doors to front. uPVC window. Internal doors to two large storage rooms fitted with power and lighting with one housing an oil fired condensing boiler and the other housing a consumer unit.

### **Yard & Garages**

57'8 x 63'2 (combined measurement)

Extensive yard space with is comprised of two double garages with double opening timber doors, as well as a further single and double garage with open doors. Sheltered car port with space for a dozen vehicles. Power and flood lighting fitted throughout.

### **Garden & Pool Room**

52'3 x 18'8 (combined measurement)

Spacious garden room fitted with power, lighting, and a tv aerial point. uPVC French doors leading to walled garden terrace. Hardwood external door leading to yard. Internal door leading to pool room. Pool room fitted with swimming pool fully equipped with filters and a swimming pool heat pump with timber walls. Opening to a storage area.

### **Summer House**

10'4 x 10'3

Brick built summer house fitted with lighting, windows, large opening, and a traditional open fireplace with brick hearth and surround.

### **Walled Garden Terrace**

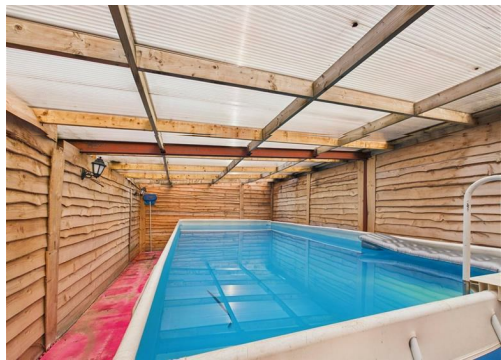
With cobbled stone flooring, timber pergola, and outdoor power, lighting, water, and heating.

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Floor 0 Building 1



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Approximate total area<sup>(1)</sup>

1781 ft<sup>2</sup>

Reduced headroom

40 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# Directions

Exit the office in Alford to the right, continue along the road and Wellbeck barn can be found on the right hand side.

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

