Painshall

Welton, Lincoln

BROWN & Co

Painshall, Church Lane, Welton, Lincoln, LN2 3LT

Painshall dates back to the early 19th century and has been thoughtfully extended in more recent years to create an impressive detached stone residence extending to approximately 3,400 sq.ft. The property has been extensively upgraded and remodelled by the current owner, and occupies a generous plot of approximately 0.78 acres, it enjoys a peaceful position, close to the centre of this sought-after village.

The accommodation comprises of a welcoming entrance hall, living room, sitting room, superbly appointed kitchen/breakfast room, utility room and WC. A particular feature of the property is the impressive cinema room, complemented by a steam room and gym. To the first floor, the principal bedroom benefits from an en-suite shower room, whilst a second bedroom also enjoys en-suite facilities. There are three further bedrooms and a family bathroom, providing excellent accommodation for family living.

Outside, the property is approached via a large driveway leading to a detached triple-sized garage. The rear garden offers a high degree of privacy and comprising extensive lawns, mature trees and shrubs, a generous patio and large decked entertaining area, sunken hot-tub available by separate

Ground Floor

Entrance Hall

A welcoming entrance hall featuring a striking split staircase and a characterful wood-burning stove, which also serves the adjoining lounge. The space benefits from a large storage cupboard, luxury LVT flooring, and underfloor heating throughout, creating a warm and practical first impression of the home.

Lounge

A cosy and characterful reception room featuring a double glazed window to the front elevation with fitted shutters and an attractive window seat. A wood-burning stove provides a focal point to the room and also serves the adjoining entrance hall, creating a warm and inviting atmosphere. Finished with LVT flooring and underfloor heating throughout.

Sitting Room

A charming and characterful reception room featuring a double glazed window to the front elevation with fitted shutters. A contemporary inset fireplace with practical log storage below creates an attractive focal point, whilst bespoke bookshelves set within the alcoves offer concealed storage behind. Further features include an exposed ceiling beam and radiator, enhancing the room's blend of period character and modern practicality.

Kitchen / Breakfast Room

A high quality bespoke fitted kitchen offering an excellent range of cupboards and drawers, with integrated appliances including a full-height fridge and freezer, ovens and microwave. The impressive central island incorporates a breakfast bar, storage units, preparation worktop with inset sink, induction hob and extractor above. Finished with LVT flooring and underfloor heating, the room also benefits from two sets of double doors opening to the rear garden and a useful storage cupboard.

Utility

With an entrance door and double glazed window to the rear, the utility room provides space for a washing machine and tumble dryer, together with useful storage units.

WC

Double glazed window to the side, WC, pedestal wash basin and heated towel rail.

Cinema Room

A superb cinema room with double glazed windows to the side and rear, together with double glazed French doors opening to the rear garden. A roof lantern provides additional natural light, further features include a log burning stove, surround sound cinema system and air conditioning unit. The room benefits from worktop space with storage units beneath, an integrated dishwasher, two wine fridges and tiled flooring with underfloor heating.

Hallway

Providing access to a log store, additional store room and a fully tiled shower/steam room.

WC

Comprising a WC, vanity wash basin and tiled flooring with underfloor heating.

Gym

Which could also be used as a study, with underfloor heating and access to the greenhouse.

Greenhouse

Fully glazed, tiled flooring and access to the rear garden.

First Floor Landing - Airing cupboard with hot water cylinder.

Bedroom One

Double glazed window with shutters to the front, loft access, radiator.

En Suite
Walk in shower, WC, vanity wash basin, heated towel rail.

Bedroom Two
Double glazed window with shutters to front, walk in wardrobe with automatic lighting, loft access, two radiators.

En Suite
Walk in shower, WC, pedestal wash basin, bath tub, heated towel rail, tiled splash backs and flooring, extractor.

Bedroom Three
Double glazed window to rear, radiator.

Bedroom Four
Double glazed windows to side and rear, loft access, radiator.

Bedroom Five
Double glazed window with shutters to front aspect, radiator.

Family Bathroom
Double glazed window to rear, WC and vanity wash basin unit, large walk in shower enclosure, heated towel rail, extractor.

Outside
The property is approached via an impressive long driveway, flanked by lawned gardens on either side, creating an attractive sense of arrival. The driveway leads to a substantial detached garage, equivalent in size to a triple garage, with part of the space previously utilised as a gym and benefiting from air conditioning.

Further features include an electric roller door, electric vehicle charging point, and previous planning permission having been granted for an extension.

To the rear, the property enjoys a generous and private garden, predominantly laid to lawn and complemented by an extensive paved patio, ideal for outdoor entertaining. The mature garden is well stocked with a variety of established shrubs and trees, including an array of fruit trees such as apple, pear and plum. Family-friendly features include a tree house and zip line, whilst a large decked seating area incorporates a sunken hot tub, available by separate negotiation.

AGENTS NOTE
The property benefits from solar panels, a monitored burglar alarm, and an external CCTV system. Zonal underfloor heating runs to the whole of the ground floor apart from the sitting room which has a radiator as does the first floor.
The property also benefits from planning permission to extend the garage and extend the utility and add another bedroom with en-suite above. For more information please contact the selling agent.

SITUATION
Welton is a highly sought-after village located approximately six miles north of Lincoln.
The village is renowned for its excellent educational facilities, including the well-regarded William Farr Secondary School and St Mary's Primary School. Local amenities are plentiful, with a Co-op food store, Post Office, newsagents, butcher, various takeaways, doctors' surgery, dentist, veterinary practice, coffee shops, and a sports & social club.

Welton is also home to the thriving Black Bull public house. Recreational opportunities are extensive, with a local golf course, numerous sports clubs, and a regular bus service providing convenient access into Lincoln.

TENURE & POSSESSION
Freehold and for sale by private treaty.

COUNCIL TAX - Band F

MOBILE & BROADBAND
We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone. We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 80 Mbps and an upload speed of 20 Mbps.

BUYER IDENTITY CHECK
Please note that prior to acceptance of any offer, Brown & Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

AGENT
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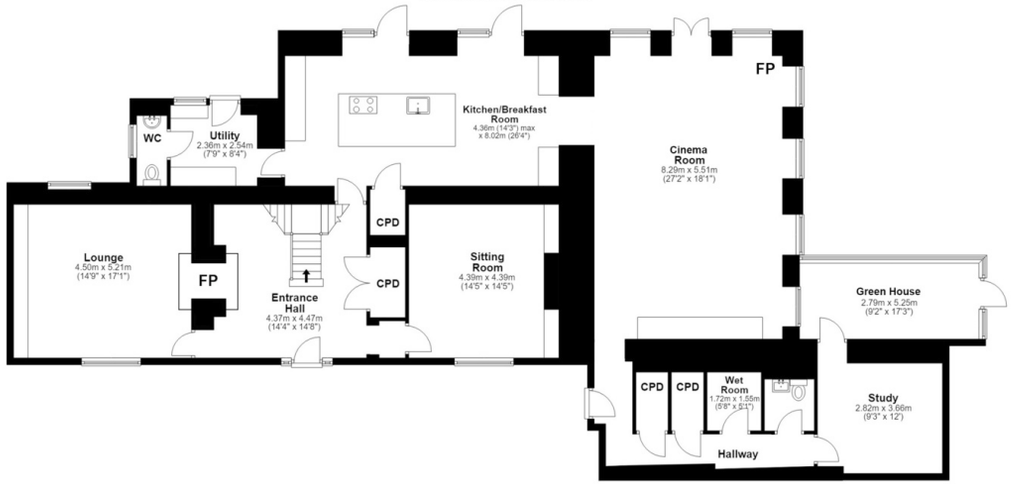
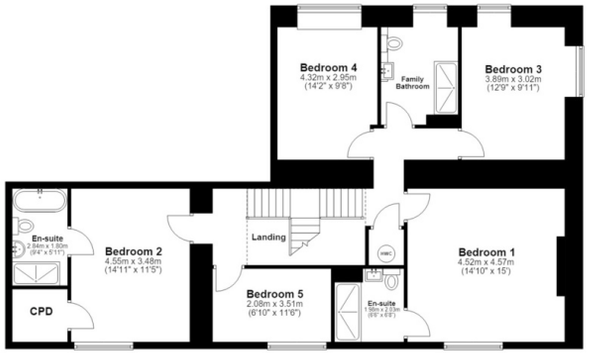
Ground Floor

Approx. 217.4 sq. metres (2340.5 sq. feet)



First Floor

Approx. 106.3 sq. metres (1144.0 sq. feet)



Total area: approx. 323.7 sq. metres (3484.5 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE. ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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Painshall, Welton

Energy performance certificate (EPC)

Paynshall Church Lane Welton LINCOLN LN2 3LT	Energy rating **C**	Valid until:	**14 September 2036**
		Certificate number:	**2153-3066-5208-0066-1200**

Property type	Detached house
Total floor area	320 square metres

Rules on letting this property

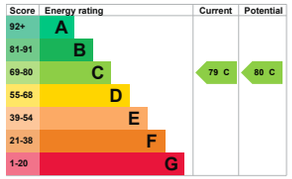
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

IMPORTANT NOTICES

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