

Welwyn, North Scarle LN6 9EP

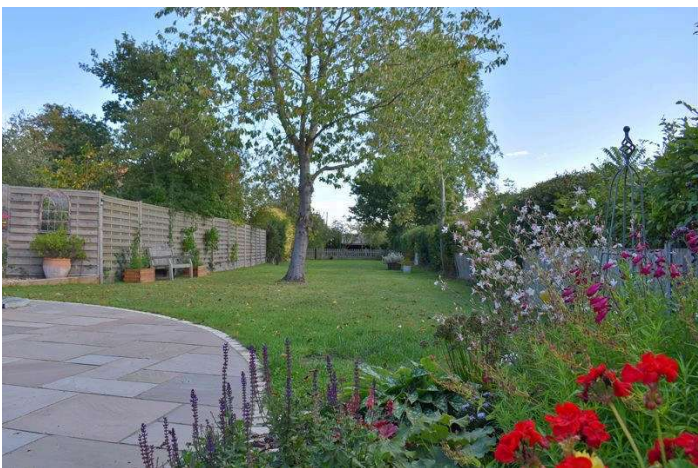


GUIDE PRICE £500,000 to £525,000. A fabulous 18th Century four bedroom cottage situated in this sought after village location. This family home is superbly presented throughout and stands on a wonderful plot of approximately 0.25 acres (subject to survey). Early viewing is essential to appreciate the quality and character of this home. In addition to the four bedrooms, there is a charming lounge, a superb open plan dining kitchen, cloakroom, family bathroom and en-suite. The property has off road parking and a small garage. Double glazing and oil fired central heating are installed.

Guide Price £500,000 to £525,000









Situation and Amenities

North Scarle is located close to the major towns of Lincoln to the North East (approximately 8.5 miles) and Newark to the South (approximately 8.5 miles), with many surrounding small villages. The village is relatively unspoilt and facilities include the village public house (The White Hart), post office/general store, Parish Church, village hall, Methodist Hall, sports field (comprising tennis courts, bowling green, children's play area, cricket & football pitches, heritage room and a highly regarded Primary School with a "good " Ofsted report which feeds to the Lincoln schools. Collingham village, which is around 3.5 miles away, has a doctors, dentists, butcher and supermarkets. The major road links are the A1133 to the East and the A46 (Fosse Way) to the South East. The Newark to Lincoln railway line passes to the South East, the closest station being at Swinderby and trains from Newark Northgate Station reach London Kings Cross in a little over an hour.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

The reception hallway has the staircase rising to the first floor, beneath which is a useful storage space. The hallway provides access to the lounge and dining kitchen, and has recessed ceiling spotlights, wooden flooring and a radiator.

Lounge 14' 0" x 14' 0" (4.26m x 4.26m)

This reception room is full of charm and character and has a window to the front elevation and glazed French doors leading out to the rear. The focal point of the lounge is the fireplace with electric fire inset, to one side of the chimney breast are bespoke fitted storage cupboards. The room has a beamed ceiling, a ceiling light point and a radiator.

DINING KITCHEN 37' 8" x 16' 3" (11.47m x 4.95m) (overall measurements of the dining, kitchen and family room areas, at widest points)

This is the heart of the home and is the dining room, kitchen and family room combined all within one multi-functional space. There are windows to all elevations, a door to the driveway and glazed French doors leading out to the garden. The room has an eclectic blend of traditional character features and contemporary living.

Dining Area 13' 10" x 12' 1" (4.21m x 3.68m)

The focal point of the dining area is the feature fireplace with log burning stove inset, to either side of the chimney breast are bespoke fitted storage cupboards. Accessed from the dining area and sited beneath the staircase is the utility room. The dining area has a beamed ceiling, a radiator and the same flooring that flows through from the hallway.

Kitchen Area 22' 9" x 16' 3" (6.93m x 4.95m)

This delightful kitchen is fitted with an excellent range of two-tone base and wall units, complemented with quartz work surfaces. The kitchen has a twin ceramic sink, and integrated appliances include a microwave and dishwasher. The Range cooker and fridge/freezer are also included within the sale. The central island incorporates yet further storage and also serves as a breakfast bar. The kitchen area is of sufficient size to accommodate occasional furniture and is complemented with recessed ceiling spotlights and the same flooring that flows through from the dining area, with under floor heating.

Utility Room

The utility room has a work surface, beneath which is space and plumbing for both a washing machine and a tumble dryer. The room has the same flooring as that of the dining room and a ceiling light point.

Ground Floor Cloakroom

The cloakroom is accessed from the dining kitchen and is fitted with a vanity unit with wash hand basin inset, and a WC. The room has a wall mounted storage cupboard and a ceiling light point.

First Floor Landing

The staircase rises from the reception hallway to the first floor galleried landing which has windows to the front and rear elevations and doors into all four bedrooms and the family bathroom. The landing has a ceiling light point and a radiator. Access to the loft space is obtained from here.

Bedroom One 19' 4" x 14' 2" (5.89m x 4.31m) (excluding wardrobes)

A stunning master bedroom having two windows to the side elevation, and a feature window to the rear which frames the view across the garden and towards the open countryside. This bedroom has an excellent range of fitted wardrobes, both wall and ceiling light points and underfloor heating. A door leads through to the en-suite shower room.

En-suite Shower Room 7' 10" x 6' 5" (2.39m x 1.95m)

The well appointed en-suite has a Velux window to the side elevation and is fitted with a walk-in shower with mains rainwater head shower, vanity unit with wash hand basin on set and storage beneath, and a WC. The en-suite is complemented with ceramic floor and wall tiling, together with both wall and ceiling light points. In addition there is a heated towel rail.

Bedroom Two 14' 1" x 9' 2" (4.29m x 2.79m)

A further double bedroom having dual aspect windows to the front and side elevations, twin fitted double wardrobes, a ceiling light point and a radiator. Further access to the roof space is obtained from here.

Bedroom Three 10' 8" x 6' 1" (3.25m x 1.85m)

A further double bedroom with a window to the side elevation and a high level opaque window between this and bedroom four. The bed in-situ is built-in and has storage space beneath. There is a ceiling light point and a radiator installed.

Bedroom Four 10' 7" x 7' 9" (3.22m x 2.36m)

A good sized fourth bedroom currently utilised as a home office/study. There is a window to the front elevation and, as previously mentioned, a high level opaque window between this and bedroom three. The bedroom has a ceiling light point and a radiator.

Family Bathroom 11' 1" x 4' 8" (3.38m x 1.42m)

The well appointed bathroom has a high level window to the rear and is fitted with a white suite comprising bath with shower mixer tap attachment, vanity unit with wash hand basin inset and storage beneath, and a WC. The bathroom is enhanced with contemporary ceramic wall tiling and also has an extractor fan, a ceiling light point and a radiator.

Outside

Welwyn stands on a wonderful plot towards the end of the village in a very tranquil location. A footpath leads to the front door. To the side of the property is a gravelled driveway which provides off road parking and leads to the garage. There is gated access to the rear garden.

Garage 15' 5" x 11' 4" (4.70m x 3.45m)

The garage has twin wooden doors to the front elevation, and a window and personnel door to the side. The central heating boiler is located here. The garage is equipped with both power and lighting.

Store Room 10' 11" x 9' 11" (3.32m x 3.02m)

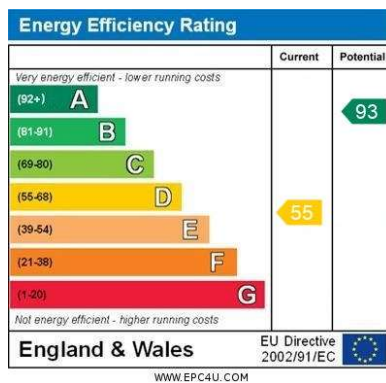
The store room is situated adjacent to the garage and houses the oil central heating tank.

Rear Garden

The fabulous rear garden enjoys a high degree of privacy and situated adjacent to the rear of the house is a shaped Indian sandstone patio which is ideal for outdoor seating and entertaining. The remainder of the garden is laid primarily to lawn bounded by a combination of fence and mature hedgerow, and with open countryside views. The rear portion of the garden has a number of raised beds and a timber open shed for further storage. There is a wooden gate at the side of the timber open shed leading to open countryside.

Council Tax

The property is in Band C.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

North Kesteven District Council, Lincs, 01529 414155

Possession/Tenure

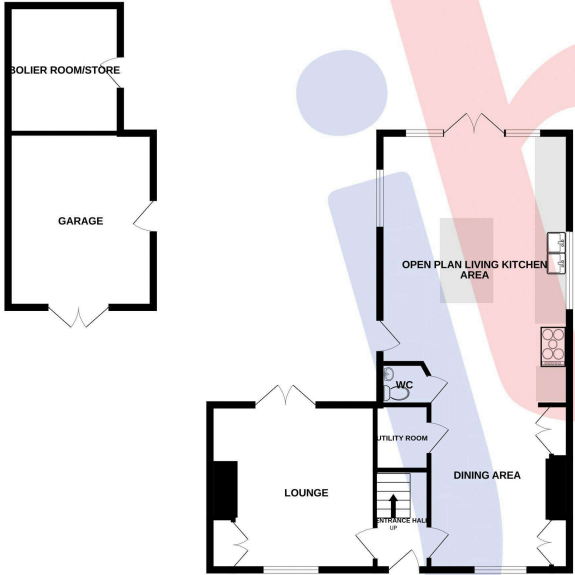
Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

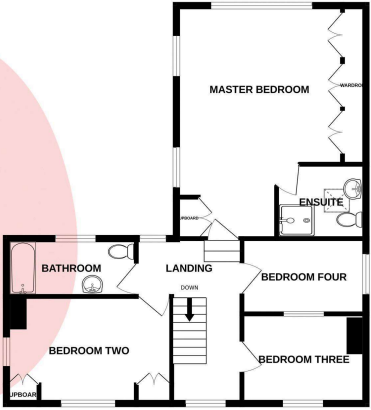
Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007213 15 September 2025

GROUND FLOOR
993 sq.ft. (92.3 sq.m.) approx.



1ST FLOOR
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 1681 sq.ft. (156.2 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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