



Hope Barn Market Rasen Road  
Welton Hill

MOUNT & MINSTER



A delightful barn conversion with flexible living accommodation.

- No onward chain
- Private courtyard
- Underfloor heating
  - Three bedrooms
- Kitchen/Breakfast room
  - Living room
    - Snug
- Downstairs shower room
  - Bathroom
- Ample off road parking



MOUNT & MINSTER

## INTRODUCTION

A delightful Barn conversion with flexible living accommodation briefly comprising entrance hall, impressive kitchen with underfloor heating, with a large range of wall and base units, island unit with breakfast bar. Integrated appliances include halogen hob with a down draught extractor, oven and warming drawer, fridge, wine cooler and dishwasher. Living room with, log burner, vaulted ceiling and exposed beam and truss work with sliding patio doors providing access to the private courtyard. A downstairs shower room, office/bedroom and snug complete the ground floor.

To the first floor the light galleried landing provides access to the two double bedrooms and bathroom.

## LOCATION

The sought-after village of Welton has excellent local amenities and is home to the well-regarded William Farr Secondary School and Welton St Mary's C of E Primary Academy. There are two pubs, a Co-operative Supermarket doctors surgery, golf course, veterinary clinic, a library and three preschools. The village is also well serviced by a frequent bus service. Welton lies around 7 miles from the cathedral city of Lincoln which has an excellent range of facilities including shops, restaurants and cafes, leisure facilities, universities and the County Hospital. For commuting further afield there are road links with the A46, A15 and A57. Lincoln train station has a direct train to London (Kings Cross from 120 minutes) and Sheffield and Nottingham (90 minutes).

## OUTSIDE

The property is accessed via a graveled driveway which provides ample off road parking to the front and side. There is a purpose built wood store.

The garden is primarily laid to lawn with fruit trees, with a private courtyard to the side with raised planters which can be accessed via the sliding patio doors in the living room. This makes the ideal spot to enjoy alfresco dining and entertaining.

## ACCOMMODATION

### Entrance hall

Wood flooring, double glazed window.





**Kitchen**

Tiled flooring, underfloor heating, range of wall and base units work surfaces over, island unit with breakfast bar, halogen hob with a down draught extractor, composite sink, integrated oven and warming drawer, fridge,, wine cooler and dishwasher, exposed beamwork, recessed ceiling lights, double glazed door to side providing access to the garden.

**Living room**

Wood flooring ,velux windows to roof space, log burner, exposed beamwork and brickwork, radiator, double glazed sliding patio doors to side opening out into a private courtyard patio, exposed brickwork, exposed beamwork, feature ceiling lights

**Inner hallway**

Wood flooring, recessed ceiling lights, stairs rising to first floor landing.

**Downstairs shower room**

Tiled flooring, low level WC, sink in vanity unit, shower cubicle with mains shower, fully tiled, wall mounted heated towel rail, recessed ceiling lights, extractor.

**Office/bedroom three**

Carpet, double glazed window to side, radiator, access door to side, recessed ceiling lights.

**Snug**

Wood flooring, radiator, double glazed windows to both side elevations, recessed ceiling lights.

**Landing**

Wood flooring, velux to roof space, exposed beam and truss work.

**Bedroom One**

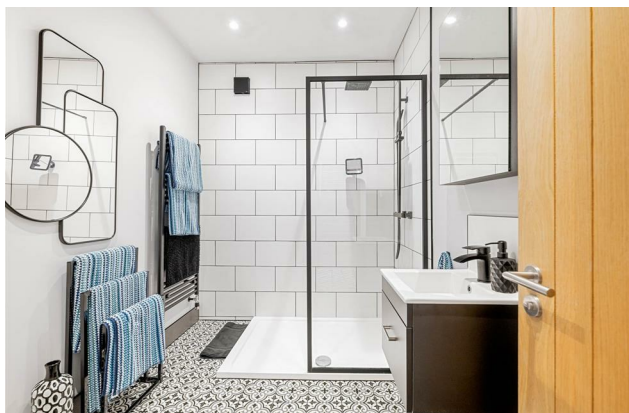
Wood flooring, Velux windows to roof space, exposed beam and truss work, double glazed window to front, radiator, recessed dressing area/walk in wardrobe.

**Bathroom**

Tiled flooring, underfloor heating, tiled splashbacks, bath, exposed beams, low level WC, wall mounted sink, Velux window to roof space, recessed ceiling lights, extractor.

**Bedroom two**

Wood laminate flooring, underfloor heating, double glazed window to side, exposed beam and truss work, recessed ceiling lights, mezzanine storage above.



**METHOD OF SALE**

Freehold with vacant possession on completion.

**COUNCIL TAX BAND**

Band: D  
West Lindsey District Council

**ENERGY PERFORMANCE CERTIFICATE**

Rating: D

**SERVICES**

Mains electricity, and water, oil central heating and septic tank.

**VIEWINGS**

By prior arrangement with the Sole Selling Agents (01522 716204).

**PARTICULARS**

Drafted following clients' instructions of July 2024.

**ADDITIONAL INFORMATION**

For further details, please contact Ellen Norris at Mount & Minster:

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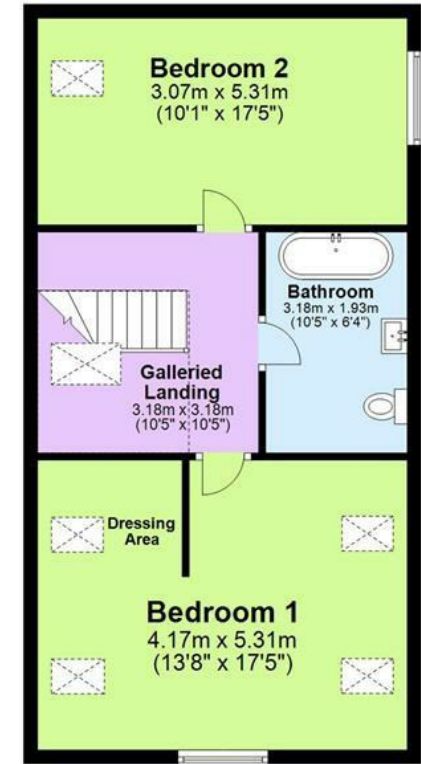
**BUYER IDENTITY CHECKS**

Please note that prior to communicating any offer, Mount & Minster 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.





**First Floor**  
Approx. 56.0 sq. metres (602.8 sq. feet)



Total area: approx. 194.7 sq. metres (2095.9 sq. feet)

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**Hope Barn, Welton Hill**

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