



## Owlz Retreat, Lincoln Road, Welton Le Wold, Louth, LN11 0QU



Book a Viewing!

**£900,000**

This impressive detached property, with a substantial annex, is situated in the highly sought-after village of Welton Le Wold, nestled within the picturesque Lincolnshire Wolds – a designated Area of Outstanding Natural Beauty (AONB). The home benefits from stunning panoramic views across the Wolds, offering a peaceful and scenic setting while being just a short drive from the bustling market town of Louth. Known as the "capital of the Lincolnshire Wolds," Louth offers a range of amenities, schools and leisure activities, making it an ideal location for families and those seeking countryside living with modern conveniences nearby.

The main house boasts spacious, well-appointed accommodation that has been extended and updated by the current owners. The property includes an inviting Hallway, large Family Room, Sitting Room and two Utility Rooms. Additional ground-floor features include a Cloakroom, Dining Room and a contemporary Kitchen with integral appliances, as well as a Lounge and a WC.

Upstairs, the Landing leads to five generous sized Bedrooms. One Bedroom features a Shower Room with the potential to be converted into a full En-suite. The luxurious family Bathroom offers modern finishes, while the principal Bedroom has an adjoining room, ideal for conversion into a Dressing Room or En-Suite Bathroom, adding further flexibility to the layout.

The Annex provides a perfect option for multi-generational living or additional guest accommodation. It comprises a modern Kitchen, Lounge with bi-fold doors opening into the garden and a First Floor Landing leading to four Bedrooms. Bedrooms 3 and 4 share a Jack-and-Jill Bathroom, while Bedroom 2 benefits from a connecting room with potential for conversion into an En-suite. The main Bedroom also features an En-Suite Bathroom and offers breathtaking views of the Lincolnshire Wolds.

The property is complemented by a well-maintained garden to the rear, backing onto open countryside and enjoying uninterrupted views across the Wolds. A large driveway provides ample off-road parking and there is a larger-than-average double garage for further storage or vehicle space.

This versatile and spacious home, with its stunning setting and flexible living spaces, offers a unique opportunity to enjoy a rural lifestyle in the heart of the Lincolnshire Wolds.

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**SERVICES**

Mains electricity and water. Drainage to septic tank. Oil fired central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – F.

**LOCAL AUTHORITY** - East Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

Welton Le Wold is a village located within the Lincolnshire Wolds, an Area of Outstanding Natural Beauty known for its scenic countryside and open landscapes. The village offers rural living with views of the surrounding Wolds.

Welton Le Wold is also conveniently positioned just a short drive from Louth, a market town that provides a range of amenities such as shops, schools, and leisure facilities. This location offers the benefits of countryside living while still being close to essential services and transport links in Louth.



## MAIN HOUSE

### HALLWAY

With external door and stairs rising to the first floor.

**SITTING ROOM** 13' 10" x 11' 0" (4.22m x 3.35m) With two UPVC double glazed windows, exposed floorboards and radiator.

### FAMILY ROOM

14' 0" x 12' 0" (4.27m x 3.66m) With UPVC double glazed window and radiator.

### DINING ROOM

12' 8" x 12' 0" (3.86m x 3.66m) With two UPVC double glazed windows, Karndean flooring and radiator.

### UTILITY ROOM

10' 11" x 9' 0" (3.33m x 2.74m) With UPVC double glazed window, base units with work surfaces over, composite sink unit, tiled flooring and radiator.

### CLOAKROOM

7' 3" x 3' 7" (2.21m x 1.09m) With UPVC double glazed window, tiled flooring, low level WC, wash hand basin with tiled splashback and radiator.

### KITCHEN

16' 2" x 13' 6" (4.93m x 4.11m) With UPVC double glazed window and external door, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, range cooker, stainless steel sink unit and drainer, plumbing and space for dishwasher, space for a fridge freezer, a centre island with a further range of base units with work surface over and breakfast bar, Karndean flooring and vertical radiator.

### LOUNGE

17' 8" x 16' 5" (5.38m x 5m) With two UPVC double glazed windows, double doors and underfloor heating.

### UTILITY ROOM

10' 0" x 4' 8" (3.05m x 1.42m) With UPVC double glazed window, external door, laminate flooring, wall and base units with work surfaces over, stainless steel sink unit and plumbing and space for washing machine.

### WC

With UPVC double glazed window, low level WC, wash hand basin and heated towel rail.

### FIRST FLOOR LANDING

With storage cupboard and boiler room housing the oil fired central heating boiler.

### BEDROOM 1

16' 11" x 16' 10" (5.16m x 5.13m) With UPVC double glazed window and radiator.





**BEDROOM 6 / DRESSING ROOM**  
16' 11" x 13' 7" (5.16m x 4.14m) With two timber windows and radiator (Offering the potential for a dressing room and en-suite).

**BEDROOM 2**  
13' 10" x 10' 10" (4.22m x 3.3m) With UPVC double glazed window and radiator.

**BEDROOM 3**  
14' 0" x 11' 11" (4.27m x 3.63m) With UPVC double glazed window and radiator.

**BEDROOM 4**  
11' 11" x 8' 11" (3.63m x 2.72m) With UPVC double glazed window and radiator.



**SHOWER ROOM**  
8' 3" x 2' 10" (2.51m x 0.86m) With UPVC double glazed window, tiled flooring, shower cubicle with panel boarding and plumbing for a low level WC and wash hand basin.

**BEDROOM 5**  
10' 4" x 8' 2" (3.15m x 2.49m) With UPVC double glazed window and radiator.

**BATHROOM**  
12' 0" x 8' 9" (3.66m x 2.67m) With UPVC double glazed window, tiled flooring, partly tiled walls, low level WC, wash hand basin, freestanding bath, walk-in shower, heated towel and spotlighting.



**ANNEX**

**KITCHEN**  
14' 0" x 6' 11" (4.27m x 2.11m) With UPVC double glazed window, external door, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashback, Belfast sink, integral double oven, five ring gas hob and plumbing and space for dishwasher.

**LOUNGE**  
18' 7" x 16' 10" (5.66m x 5.13m) With Bi-fold doors, vertical radiator and stairs to the first floor.

**FIRST FLOOR LANDING**  
With access to the four bedrooms and a boiler room housing the hot water cylinder.

**BEDROOM 1**  
18' 7" x 13' 4" (5.66m x 4.06m) With UPVC double glazed window and radiator.

**EN-SUITE**  
7' 4" x 4' 5" (2.24m x 1.35m) With tiled flooring, low level WC, wash hand basin with cupboard space below, shower cubicle with tiled surround, heated towel rail and automatic light.





## BEDROOM 2

14' 9" x 7' 8" (4.5m x 2.34m) With two Velux windows.

## POTENTIAL EN-SUITE/STORE ROOM

7' 8" x 4' 5" (2.34m x 1.35m) With Velux window.

## BEDROOM 3

11' 5" x 9' 8" (3.48m x 2.95m) With Velux window and radiator.

## BEDROOM 4 / DRESSING ROOM

10' 7" x 9' 9" (3.23m x 2.97m) With Velux window and radiator.

## JACK AND JILL EN-SUITE

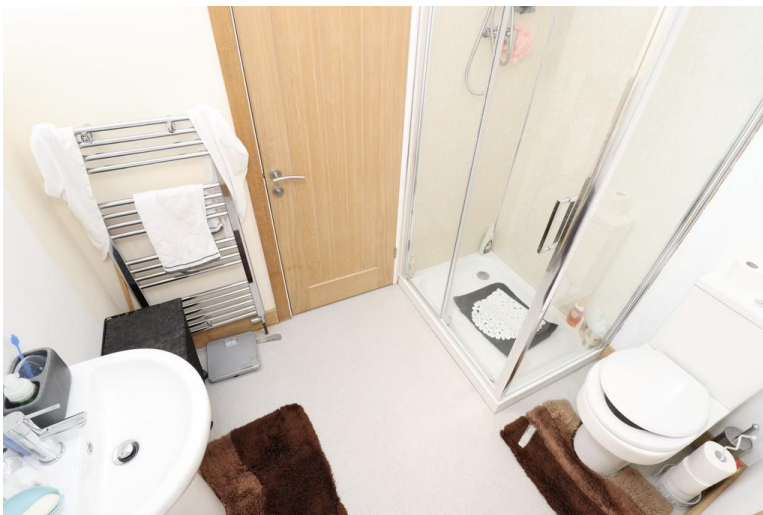
7' 4" x 5' 8" (2.24m x 1.73m) With Velux window, vinyl flooring, low level WC, wash hand basin, shower cubicle and automatic light.

## OUTSIDE

To the front of the property there is a large gravelled driveway providing ample off road parking which also gives access to the integrated garage. There is an EV charging point and access to the rear of the property. To the rear of the property there is a lawned garden and a patio seating area.

## GARAGE

With two electric doors, power and lighting.



### WEBSITE

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### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

SIBs & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

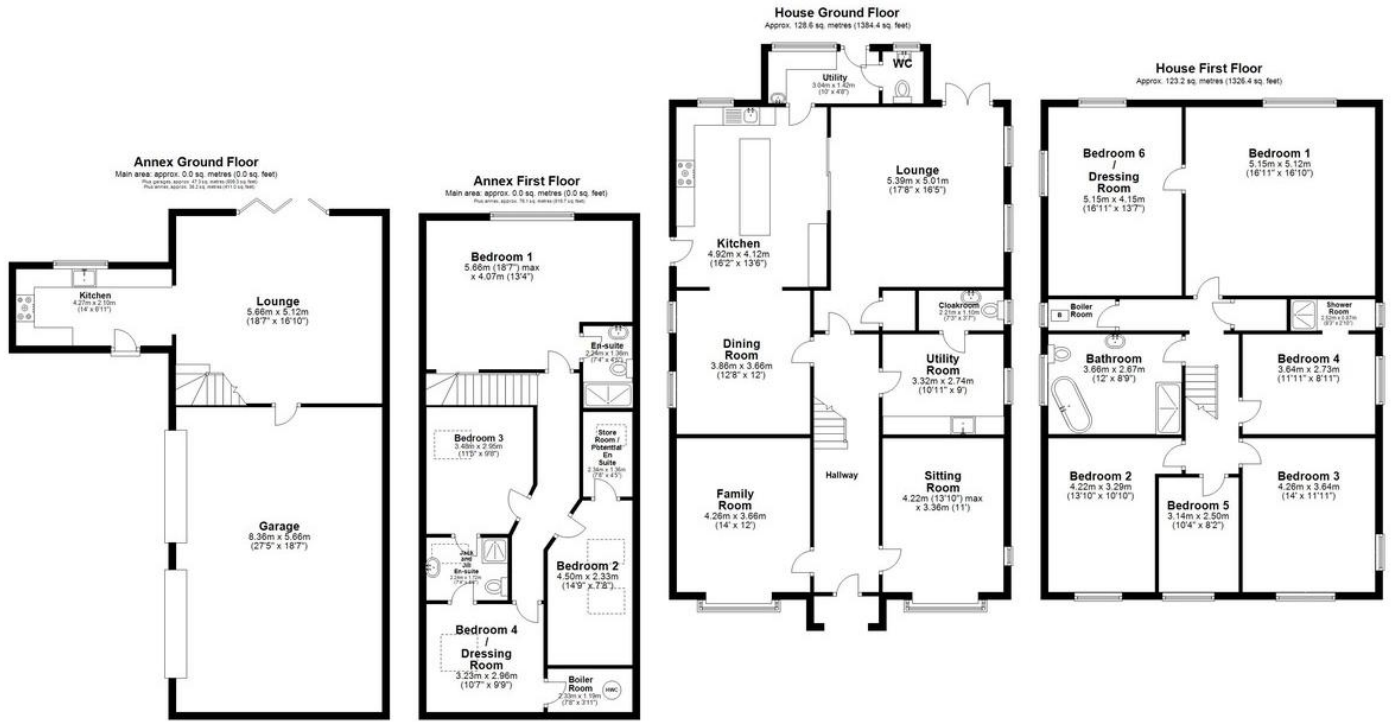
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

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Main area: Approx. 251.8 sq. metres (2710.7 sq. feet)  
Plus garage, approx. 47.3 sq. metres (510.1 sq. feet)  
Plus annex, approx. 114.3 sq. metres (1226.6 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.  
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