



1, Welton Old Road,
Welton, HU15 1NT
Guide Price £630,000



ABOUT THE PROPERTY

Set on an elevated, mature and wonderfully private plot, this impressive detached home @ 2900 sq ft enjoys superb views to the front, side and rear, overlooking Welton village and stretching out towards the River Humber. Approached via its own generous private driveway with ample parking and a two single garages, the property offers both privacy and presence. Originally designed as a four-bedroom house, it has been thoughtfully reconfigured to create an exceptional three-bedroom layout, highlighted by a stunning master suite complete with dressing room and luxurious en-suite – a true wow factor!

The ground floor features an inviting entrance hallway, a comfortable lounge, a fitted kitchen with central island open plan to the dining room, a conservatory, plus a useful utility room and WC. Upstairs are three bedrooms, with bedroom two also benefitting from an en-suite, along with a modern family bathroom; all sanitaryware has been stylishly updated. A charming seating area off the kitchen provides the perfect sunny spot for morning coffee and is one of many outdoor seating areas with the advantage of a summer house with power - perfect for a bar, office or hobby room.

This expansive plot offers abundant scope for further extension if desired. The current owners note that there are rooms in the roof which, while not holding building regulations, hint at additional usable space. Beautiful as it is, the home still offers huge potential, making it an exceptional opportunity in one of the area's most sought-after locations. Welton Village is cherished for its strong community spirit, picturesque setting and premium lifestyle – and this property sits right at its heart.







THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Fitted bench seat with storage, matching coat cupboard. Split level. Stairs to first floor.

LOUNGE

A pleasant room with dual aspect having two sets of French doors leading out to the deck. Inglenook fireplace with gas stove effect fire. Decorative beams, laminate flooring, TV aerial outlet and telephone point.

OPEN PLAN DINING KITCHEN

Open plan living kitchen. Hand made, solid wood units having wood strip work surfaces incorporating Rangemaster range with double electric oven and gas hob, integrated dishwasher. Central island unit having fitted sink unit. French doors to the side seating area and French doors to the conservatory. Tiled floor. Cupboard in the dining area houses the warm air heating boiler.

CONSERVATORY

PVC windows and door providing access to the deck, pitched polycarbonate roof and tile/wood flooring.

UTILITY ROOM

Fitted cupboards and stainless steel sink unit.

WC

Low flush WC, vanity hand basin. Plumbing for automatic washing machine and space for tumble dryer.

FIRST FLOOR ACCOMMODATION

LANDING

Spacious landing having space to relax or potential for a study area. Staircase to roof space.

MASTER BEDROOM

Master suite having dual aspect and fitted wardrobes.

DRESSING ROOM

Range of fitted furniture comprising wardrobes, drawer unit and dressing table.

EN-SUITE

White suite comprising low flush WC, hand basin set in vanity unit and shower cubicle housing dual head shower. Tiled floor with underfloor heating, extractor fan and shaver socket.

BEDROOM 2

ENSUITE

Modern white suite comprising low flush WC, hand basin set in vanity unit, shower housing electric shower. Heated towel rail, recessed ceiling lights. extractor fan, tiled floor and cupboard housing gas central heating boiler.

BEDROOM 3

Wardrobes and dressing table unit.

BATHROOM

Modern white suite comprising low flush WC, hand basin set in vanity unit and shower cubicle housing dual head shower and free standing bath. Chrome heated towel rail, extractor fan and tiled floor.

ROOF SPACE

LOFT AREA 1

Velux window and eaves storage. Radiator.

LOFT AREA 2

Velux window and eaves storage. Radiator.

WC

Low flush WC and pedestal hand basin. Velux window, storage area.

OUTSIDE - GARDENS & GARAGES

The property sits on a generous, private plot with a smart block-set driveway providing parking for multiple cars and two separate single garages providing power and light with barn style doors - mature shrub beds adding colour and privacy to the frontage. The rear garden is equally impressive, featuring a raised deck ideal for entertaining, a lawned garden, and a summer house with power - perfect for a bar, office or hobby room or peaceful retreat. With space all around you and those incredible views, the outside setting is truly something special. Additional benefit of Electric Car Charging Port.

ADDITIONAL INFORMATION

COUNCIL TAX - BAND F

EPC RATING - TBC

The property benefits from Warm air heating system (boiler is situated in the kitchen). In addition, a separate gas boiler situated in en-suite two provides hot water and heating for en-suite two, the main bathroom and heating in the roof space.

*Broadband

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*Referral Fees

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MEASUREMENTS/FLOORPLANS - Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

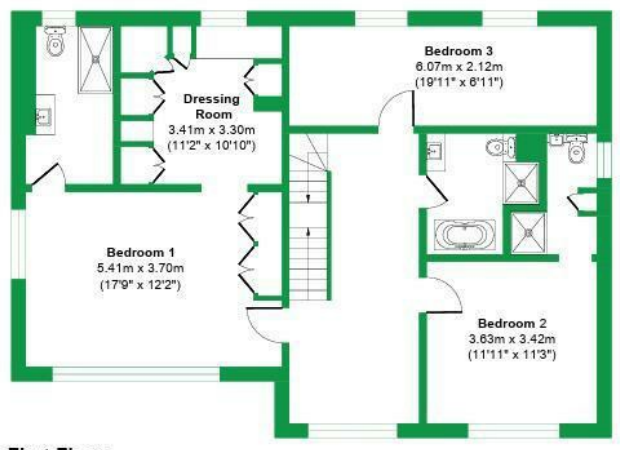
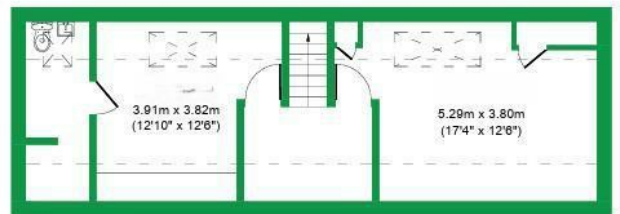
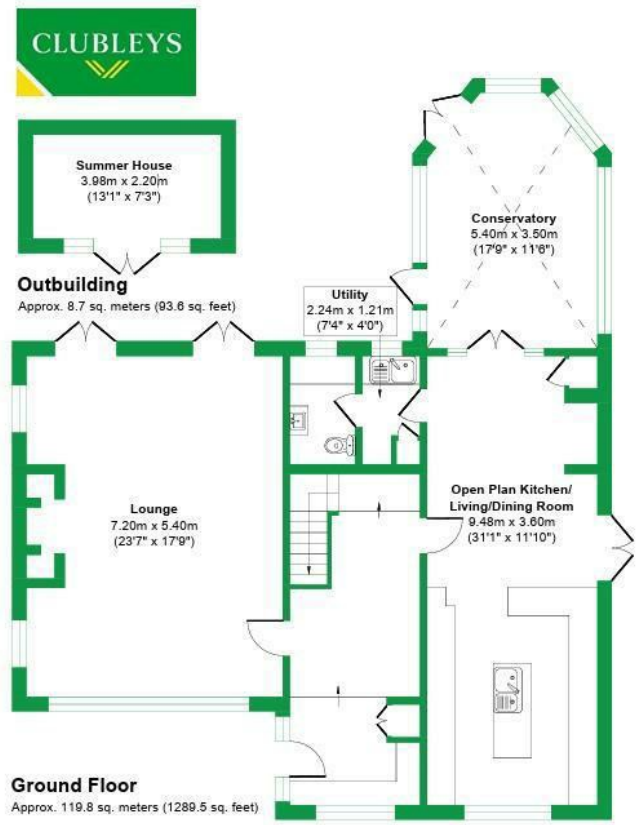
SERVICES

Mains drains, water, gas and electricity.

APPLIANCES

None of the appliances have been tested by the agents.





Total area: approx. 268.6 sq. meters (2891.1 sq. feet)
The plan is for illustrative purposes only.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
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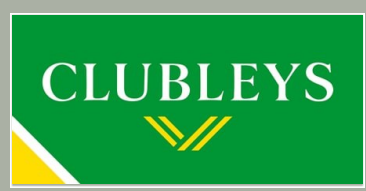
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.