CHOICE PROPERTIES

Estate Agents

Wellbeck Barn Mawthorpe Road, Alford, LN13 9LT

Offers In Excess Of £600,000

Choice Properties presents a rare opportunity to acquire this impressive three-bedroom detached home, offering three reception rooms and an exceptional range of outbuildings set in 2.75 acres(sts). The property is located in the picturesque village of Well, near Alford, and benefits from convenient access to a highly regarded Grammar School, healthcare services, public transport links, and local amenities. Finished to a high standard throughout, the accommodation comprises a spacious lounge, a stylish kitchen with a feature island, dining room, conservatory, utility/boot room, and cloakroom. The main bedroom features a walk-in wardrobe and en-suite shower room, complemented by a luxurious family bathroom serving the remaining bedrooms. Externally, the property boasts a variety of outbuildings including a barn, office, salon, garages, storage buildings, and more, offering excellent versatility for a range of uses. The grounds are beautifully maintained with mature gardens featuring a duck pond, wildlife pond, established trees, shrubs, and colourful planting. Extensive hardstanding to the rear providing ample off road parking space. Internal viewing is highly recommended to fully appreciate the quality of accommodation and the extensive range of outbuildings on offer.

Unique property with accommodation comprising :

Entrance Hall
Double glazed French doors to front, built in storage cupboard, under stairs storage cupboard.

Lounge
15'3 x 13'7
Triple aspect room with double glazed windows to three sides, feature bottled gas wood burner, radiator.

Kitchen
21'1 x 11'10
Double glazed windows to sides and rear, range of eye level and wall units, twin Butler style sink with mixer tap, Rangemaster style cooker, built in extractor fan, fitted dishwasher, plumbed American style fridge/freezer with filtered water and ice maker, feature island with breakfast bar, solid wood worktops, open plan to dining room and conservatory.

Dining Room
10'9 x 8'10
Triple aspect with double glazed windows to three sides, radiator, open plan to kitchen.

Conservatory
17'9 x 12'6
Double glazed conservatory with double glazed French doors to side opening to garden, feature wood burner, underfloor heating.

Utility Room / Boot Room
Double glazed window to side, double glazed door opening to garden, one and half bowl inset sink with mixer tap and drainer, solid wood worktops, space for appliances, radiator.

Cloakroom
Obscure double glazed window to side, white suite comprising low level w.c, vanity wash hand basin with mixer tap, built in storage cupboard, heated towel rail.

Landing
Feature exposed beam, loft hatch.

Bedroom One
13'8 x 10'4
Double glazed window to side, feature beams, radiator, access to walk-in wardrobe and en-suite shower room.

Walk-in Wardrobe
Double glazed window to front, radiator.

En-Suite Shower Room
Obscure double glazed window to front, white suite comprising low level w.c, wash hand basin with mixer tap, tiled shower cubicle, tiled walls, tiled floor, two heated towel rails, feature beam.

Bedroom Two
21'4 x 11'10
Double glazed windows to side and rear, built in wardrobes, built in storage cupboard, radiator.

Bedroom Three
15'2 x 9'2
Double glazed window to front and side, two radiators, feature exposed beams.

Bathroom
Double glazed window to front, white suite comprising low level w.c, wash hand basin with mixer tap, tiled shower cubicle, free standing bath with water fall mixer tap, tiled walls, heated towel rail.

Outbuildings

The property benefits from an abundance of outbuildings all with various different functions and features. For full sizes of each outbuilding please see the Floorplan. These outbuildings include:-

BBQ Area

18'5 x 13'0

Beautifully designed and abundantly spacious covered BBQ area featuring a log burner, dual aspect window, and a glass roof providing the perfect spot for entertaining guests and alfresco dining.

Barn

43'7 x 28'3 (ground floor) & 41'1 x 28'3 (first fl

Comprised of various spaces including a large barn with double opening timber doors, a games room fitted with space for a bar, darts board, and a billiard table, a workshop fitted with power and lighting and fitted work surfaces, and a mezzanine with a plethora of storage space with an internal door to a further study. The barn area also features flood lightings, a log burner, and its own separate consumer unit. This space is multi functional and has a plethora of potential uses.

Salon

28'5 x 15'6 (to furthest measurement)

Modern salon space fitted with all the mod cons a functioning salon requires. The salon also features a kitchen fitted with work surfaces and a stainless steel sink with tiles splash back, drainer and single taps in addition to a WC fitted with a corner wall mounted wash hand basin with single taps and tiled splashback and a push flush wc. Internal uPVC door leading to office space.

Office

48'9 x 16'1 & 14'9 x 28'10

Spacious office space with a range of possible purposes fitted with heating , power and electric. Two uPVC doors to front. uPVC window. Internal doors to two large storage rooms fitted with power and lighting with one housing an oil fired condensing boiler and the other housing a consumer unit.

Yard & Garages

57'8 x 63'2 (combined measurement)

Extensive yard space with is comprised of two double garages with double opening timber doors, as well as a further single and double garage with open doors. Sheltered car port with space for a dozen vehicles. Power and flood lighting fitted throughout.

Garden & Pool Room

52'3 x 18'8 (combined measurement)

Spacious garden room fitted with power, lighting, and a tv aerial point. uPVC French doors leading to walled garden terrace. Hardwood external door leading to yard. Internal door leading to pool room. Pool room fitted with swimming pool fully equipped with filters and a swimming pool heat pump with timber walls. Opening to a storage area.

Summer House

10'4 x 10'3

Brick built summer house fitted with lighting, windows, large opening, and a traditional open fireplace with brick hearth and surround.

Walled Garden Terrace

With cobbled stone flooring, timber pergola, and outdoor power, lighting, water, and heating.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

WELLBROK BARN
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Floor 0 Building 1

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Approximate total area(1)

1781 ft^2

Reduced headroom

40 ft^2

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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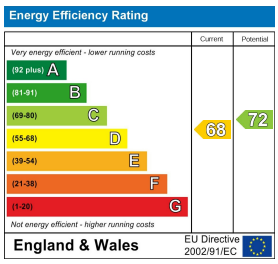
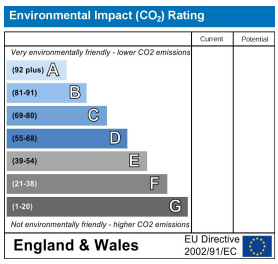
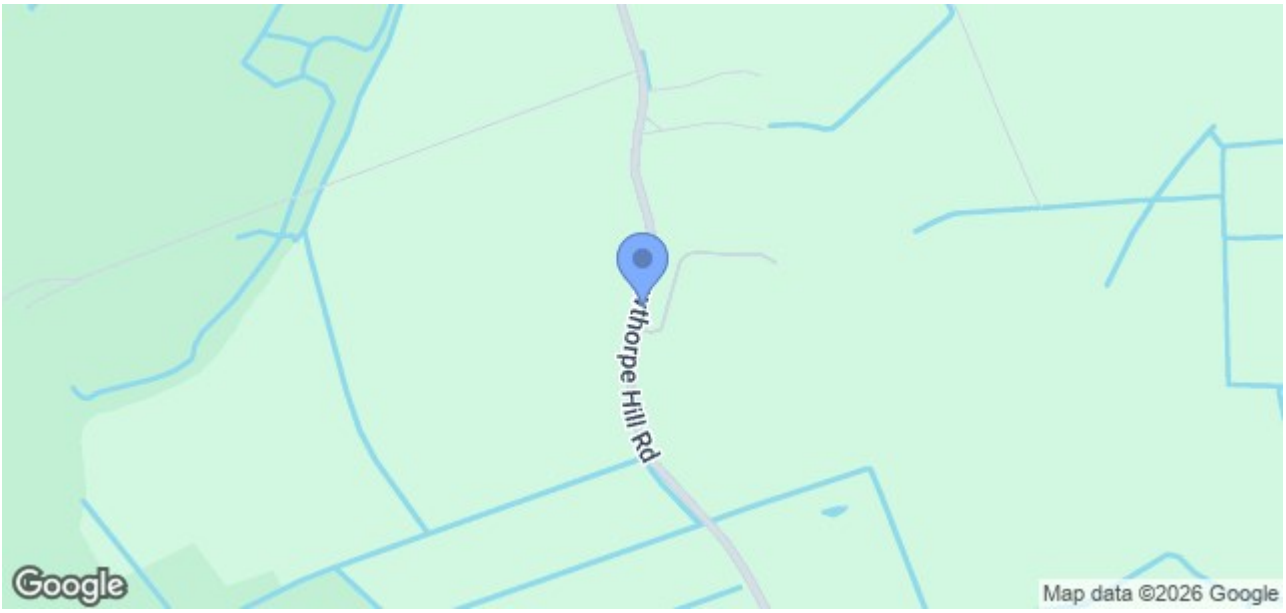
Directions

Exit the office in Alford to the right, continue along the road and Wellbeck barn can be found on the right hand side.