

White Swan 49 High Street  
Welford  
NN6 6HT

£572,000



OSCAR JAMES

...expect excellence



# WHAT'S GREAT?

\*Offered with no onward chain\* Situated in the ever-popular village of Welford, this outstanding period home is beautifully presented and steeped in local heritage. Once a cherished village inn, the property has been thoughtfully and sympathetically restored to create a truly distinctive family home.

The welcoming entrance hall opens into a charming dining room, a wonderful piece of the home's past remains here- the original pub piano, included with the property. Adjacent, the spacious living room offers a refined yet cosy atmosphere, featuring an open fireplace and the original skittle panel- a characterful reminder of the building's former life.

To the rear, a versatile reception room provide superb flexibility, ideal as a playroom, home office or additional sitting room. At the heart of the home lies the beautifully crafted Shaker-style kitchen, thoughtfully designed and overlooking the tranquil rear garden.

Practical touches include a boot room, utility cupboard, a downstairs cloakroom and convenient side access from the additional driveway.

Upstairs three well-proportioned bedrooms enjoy picturesque views across the village green.

The newly fitted luxury family bathroom has been finished to an exceptional standard, featuring double vanity basins, brass fixtures and fittings, stunning freestanding and a generous walk-in shower with brass-edged glass screen and Victorian-style tiled flooring completes the space.

The exterior is equally impressive. The generous rear garden offers both privacy and a sense of grandeur. Equipped with electricity and water supply, including a charming summer house- ideal as a home office. An outdoor entertaining area features cooking facilities and pergola, alongside a vegetable plot and open views across surrounding paddocks and countryside.

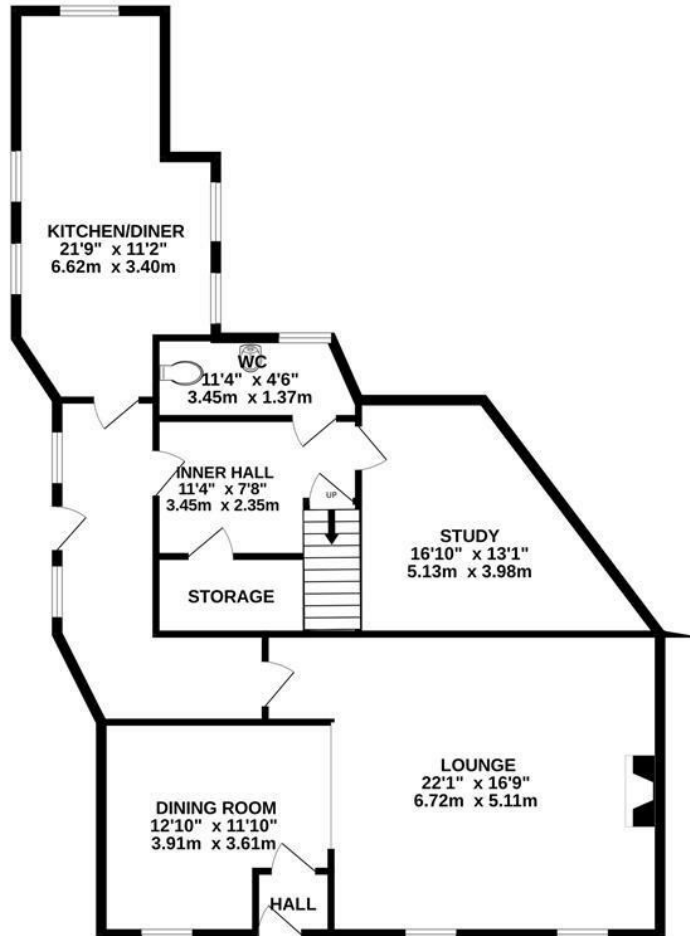
The two-car driveway provides electric vehicle charging points, complemented by an additional gated driveway for further parking.

No onwards chain and viewings are advised

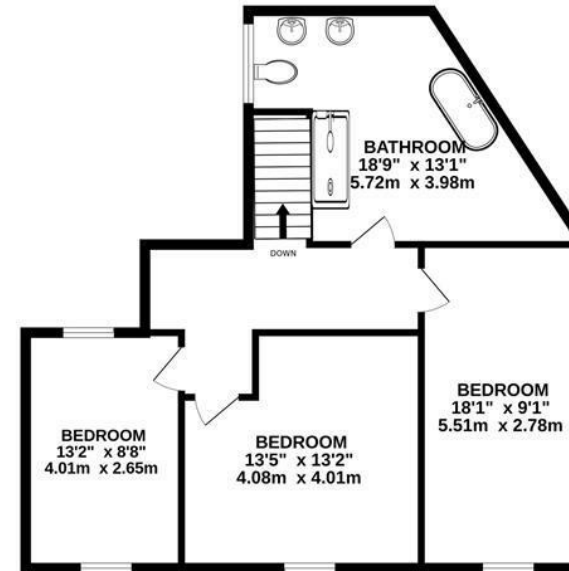
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# Floor Plan

GROUND FLOOR  
1138 sq.ft. (105.7 sq.m.) approx.



1ST FLOOR  
721 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 1859 sq.ft. (172.7 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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## AT A GLANCE...



Spacious living/ dining area with original features



Refitted Kitchen with dining area



Three Large Bedrooms



Fantastic refitted bathroom



Beautiful gardens with countryside views



Off road parking with EV charging





# SELLER'S SECRET

We have loved living here and we have fully refurbished the property throughout during our time here. There are many original, period features throughout. A wonderful family home, in a fantastic village location.



*Why we like it....*

This fabulous home is offered for sale with the benefit of no onwards chain. High specification finish throughout. The stunning garden offers a good degree of privacy, lawn area, vegetable plot, seating areas, paddock behind and countryside views. This home must be viewed to be fully appreciated.

*To buy or not to buy....*

**OSCAR JAMES**

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