



Alexander Jacob  
estate agents & company



**Welham Hall**  
Welham, Retford

**Offers Over £500,000**

Property & Estates Consulting  
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# Welham Hall

## Welham, Retford

Extraordinary THREE BEDROOM Residence Forming One Quarter of Welham Hall

### Property Overview

- Boasting Plentiful Traditional Features to Include Grand Fireplaces, Magnificent High Ceilings, Ornate Cornicing & Original Plate Rails
- Kitchen Diner Complete with Sizeable Breakfast Terrace & Sheltered BBQ Area
- Extensive Private Driveway Providing Ample Parking & Detached Double Garage
- Fully Insulated, Detached Home Office Equipped with Power & Lighting



We are thrilled to welcome this extraordinary THREE BEDROOM residence to the market, forming one quarter of Welham Hall, which was originally built as a fine country gentleman's abode. Boasting plentiful traditional features to include grand fireplaces, magnificent high ceilings, ornate cornicing and original plate rails, the commodious living accommodation exceeding 1948 sq ft. and set over two floors briefly comprises of entrance hall/ sitting room, lounge, dining room, kitchen diner, utility room, ground floor shower room, master bedroom, two further bedrooms and a family bathroom. Beyond the well placed breakfast terrace, the tiered gardens measuring approximately 0.45 acres showcase an abundance of planting, several laid to lawn spaces, a summerhouse, two handy garden sheds and various seating areas, whilst stone steps with iron railings lead one to an extensive private driveway, well lit by traditional Victorian style lamps, and providing ample parking for numerous vehicles. A detached timber cladded double garage rests upon the driveway, alongside a fully insulated home office, both equipped with power and lighting. Enjoying a hilltop location in the highly regarded hamlet of Welham, the characterful property benefits from close proximity to the bustling Georgian market town of Retford via Welham Road, offering a wealth of conveniences, eateries, bars and leisure facilities, alongside weekly open air markets on the town square. Clarborough Primary School, having most recently achieved a good Ofsted rating, is just a brief drive away. Viewings are highly recommended to fully appreciate the unique accommodation and prime countryside setting being offered for sale.

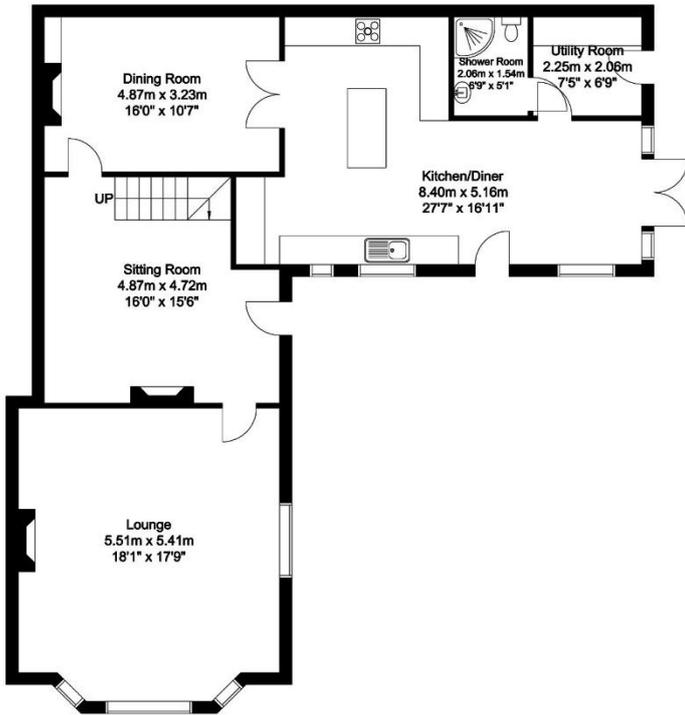
- Tiered Gardens Showcasing an Abundance of Planting, Laid to Lawn Spaces, Summerhouse, Greenhouse, Two Handy Garden Sheds & Several Seating Areas
- Enjoying a Hilltop Location in the Highly Regarded Hamlet of Welham
- Close Proximity to the Georgian Market Town of Retford via Welham Road
- Council Tax Band: E EPC Rating: D



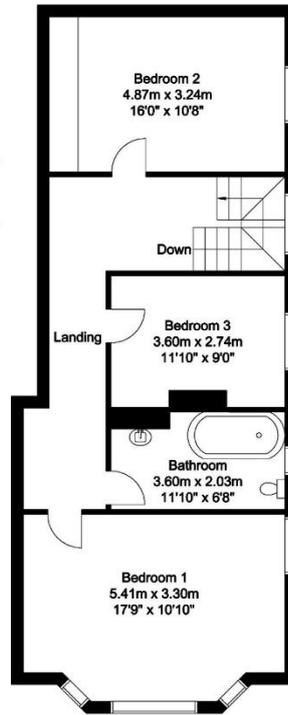
*Road links are served by the A1 which offers greater transport links throughout the UK. Train stations are located in Retford & Worksop, providing direct lines to King's Cross in less than 90 minutes at selected times.*



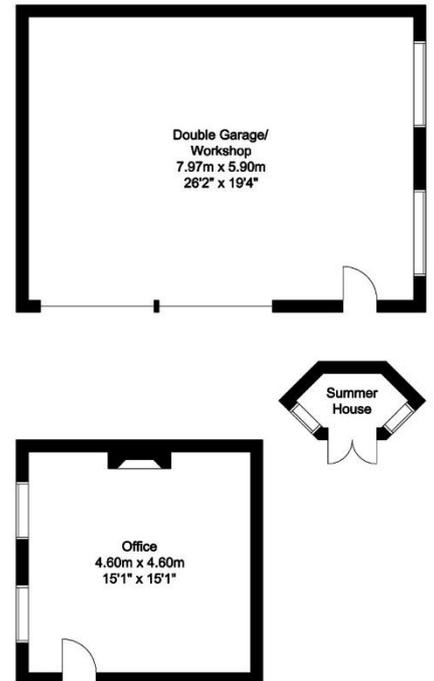
**Ground Floor**  
110 sq m/1184.03 sq ft  
Approx.



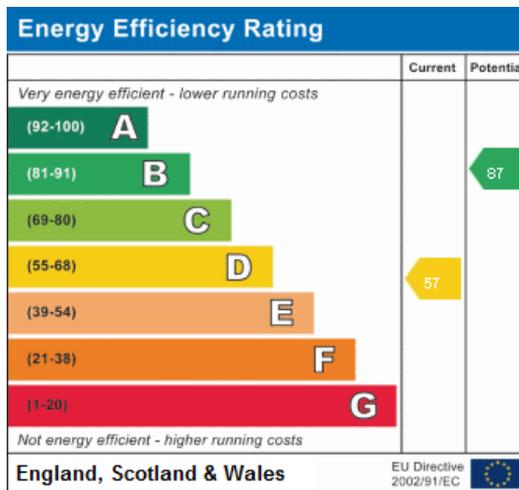
**First Floor**  
71 sq m/764.23 sq ft  
Approx.



**Outbuildings**  
70 sq m/753.47 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan. CP Property Services @2022



## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 01777 566400



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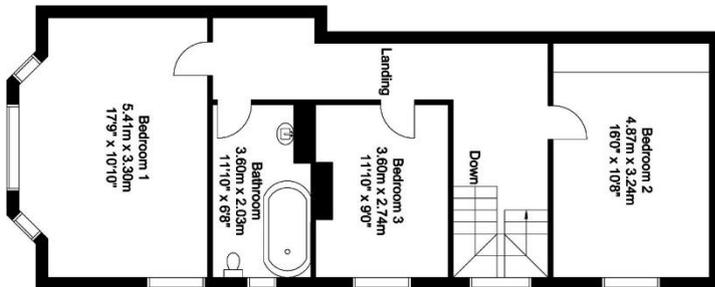
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

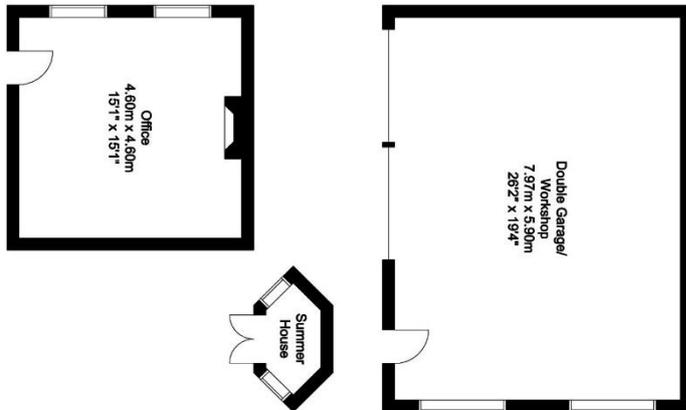
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**Tenure & Charges:** Freehold- Vacant possession will be given upon completion

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