



WEILHAM
GRANGE



WELCOME home

Built as a farmhouse in 1740 and set in expansive mature gardens, Grade II listed Welham Grange brims with high ceilings, original features, character and charm, offering a welcoming rural retreat for a growing family within easy reach of the wider world.

The delightful Georgian symmetry of Welham Grange beckons as you draw onto the private, gravelled driveway with ample space for the cars of family and friends.



Warm Charm

Stepping through the original front door, an impressive staircase leads upward whilst decorative floor tiles create a practical and pretty space.

Moving through onto wooden flooring, a beam-bedecked ceiling and ornate wooden fire surround infuse the dining room with history and character.



Lit by a broad bay window and warmed by an open fire, this spacious room invites family meals and parties.

A generous, adjacent WC offers comfort.



Mouth Watering cuisine

Continuing into the heart of the home, feel the warmth of the Aga emanating from an impressive inglenook as you bring the family together in the spacious farmhouse kitchen.

A substantial door invites you into the garden for summer dining, whilst beautiful beams, tall windows and quarry tiles underfoot fill the room with a sense of age and character. A Belfast sink, space for a fridge and dishwasher add convenience. Adjoining, a capacious utility houses a second sink, electric cooker and washing machine to cater for family living.



A bright study sits quietly at the corner of the home, providing a peaceful space to work.

...and unWind

Returning to the kitchen, pass the Aga and feel the quarry tiles change to solid wood underfoot as you enter the comfortable family lounge.



Open the elegant, half-glazed double doors into the garden on warm, summer days.

Or, when the weather turns, stoke the open fire in its ornate surround and curl up in this cosy space.

Leaving the kitchen, spy a door to the electrically-lit cellar and a second staircase to the first floor.







Magnificent formal lounge

Moving toward the front of the home, discover the delightful Georgian grandeur of the formal lounge.

This dual aspect room promises tranquillity as light pours in from a generous bay window to the front whilst, to the rear, stunning garden views.



A light stone fireplace and original wooden floor are welcoming touches, creating an oasis amongst the busyness of daily life.

Master bedroom

Ascend the staircase to discover the bright master bedroom filled with light through a pair of south facing garden-view windows. Fitted wardrobes, overhead beams and an elegant feature fireplace add charm.

Exuding character through an exposed brick fireplace and sturdy overhead beam, an adjoining dressing room offers comfort and convenience.

When it's truly time to relax, slip into the ensuite bathroom and ease away your cares in the freestanding claw-foot bath. A separate shower, washbasin and toilet complete the space.

Moving along the landing, a large family bathroom offers comfort in a bath with shower over, wash basin, WC and bidet.





More for the guests

Two further generous double bedrooms can be found overlooking the front of the home.

Tall windows usher in light while an exposed beam brings a reminder of the history of the space.



Guests will love dual aspect views over the front and the garden as well as a charming, feature fireplace in each of their room.



... and More

Continuing upward, discover three spacious double bedrooms with exposed beams and feature fireplaces on the second floor.



Perfect for a growing family, two rooms offer ensuite bathrooms with the third having potential as a snug.

From the landing, handy eaves and loft storage spaces are easily reached.

Wander into the Grounds

Storage is plentiful in a generous, detached garage space, with ample room for four vehicles. Space abounds, offering the chance for development into a home gym, annex or for business.



Stepping out from the kitchen or double doors of the family lounge, find yourself on a large, sunny and secluded, south-facing terrace. Perfect for family barbeques, playing games or evening drinks with friends, the bright and leafy gardens are peaceful, private and secure.

Stretching for around an acre in total, large lawns provide space to play whilst mature trees and the woodland offer shade, nature spotting, rope swings and hours of den-building delight.



Whereabouts

Rural but not remote, Retford town centre is just five minutes by car from Welham Grange, offering a host of shops and amenities.

SCHOOLS

Local school options are plentiful, with the independent Ranby House, Worksop College and Wellow School within easy reach.

LEISURE

For an evening out, Fred's Cantonese in Retford is a local favourite, while The Blacksmith's in nearby Clayworth offers excellent food and a warm welcome. Retford also has a great mix of cafés, pubs, and restaurants to enjoy.

At the weekend, explore the footpaths off Pinfold Lane or stroll along the Chesterfield Canal. Clumber Park, Rufford Abbey, and Sherwood Forest are all within 30 minutes for woodland walks, play areas, and days out.

Golf, horse riding, and a local leisure centre with gym, pool and cinema are all easily accessible too.

If you prefer indoor entertainment, Retford has a community theatre, leisure centre with a gym and swimming pool, and a small cinema – all just minutes from your door.

TRANSPORT

Being on the East Coast Main Line, rail connections are excellent from Retford, with regular trains available to Lincoln, Sheffield and London from the train station.

It is also less than 15 minutes to the A1 and onward to motorway links.



Floor Plan



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Unwin Suite, Innisdoon, 1 Crow Hill Drive, Mansfield NG19 7AE

To view Saundby Park Hall, call our team on 01623 392352 or email info@smithandcoestates.co.uk



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