




BELLROSE
HOMES



WESTHALL GATE
WELTON

www.bellrosehomes.co.uk





WELCOME TO WESTHALL GATE

Westhall Gate is an exclusive small development of bespoke detached family homes constructed by Bellrose Homes, ideally situated a short walk from the shops and other local amenities, in the sought after village of Welton and only 6 miles from the City of Lincoln.

The development consists of two detached 4 bedroom dormer bungalows and two 4 bedroom detached house. These stunning new homes are constructed to a very high specification in a traditional Westminster red brick or mixed cream coloured brick, with contrasting grey tile or red pantile roofs. The houses are designed with welcoming feature front porches, natural stone lintels, private garage, block paved driveways and generous gardens with landscaping to the front.

These new Bellrose homes will incorporate stunning open plan kitchens with a choice of finishes and integrated kitchen appliances as standard. The kitchen areas open up to dining and family areas with French doors, overlooking sizeable gardens. A separate spacious sitting room in each house, functional utility room, downstairs cloakroom and in the dormer bungalows, principal bedroom with ensuite and bedroom 4/study with shower room completes the ground floors.

Upstairs the landing leads to two further bedrooms in the dormer bungalows and four bedrooms in the detached houses. Each bedroom in all four houses is generously proportioned with space for fitted wardrobes. The family bathroom and ensembles are fitted with premium quality suites with heated towel rail, chrome fittings and tiling as standard.

For further information on each individual house, please see the following pages or refer to our website www.bellrosehomes.co.uk

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Plot 2	Holly House	4 bedroom detached	Page 14
Plot 3	Willow House	4 bedroom dormer bungalow	Page 22
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Personalise your new home at Westhall Gate

In addition to the high specification offered as standard in each home at Westhall Gate, Bellrose Homes is delighted to give the buyer the option of personalising their new home, with a wide range of additional specifications to choose from. Working with our Designers and selected suppliers, be inspired by the personalisation options we offer on your new home at Westhall Gate.

Please refer to our website www.bellrosehomes.co.uk to view our Standard Specification and Personalise Options lists or ask our Sales Representative for more information.

Energy efficient homes at Westhall Gate

Bellrose Homes is delighted to be building energy efficient homes at Westhall Gate, which are built to the highest standards using energy saving appliances such as Photovoltaic Solar Panels with PV Priority Cylinders, energy saving lighting designs and Air Source Heat Pumps in our houses. The homes will be highly insulated in roof space and wall cavities, benefiting from the latest in double glazing window design, resulting in warmer houses that will save the buyer money on their energy bills and reduces the impact on the environment. Each house at Westhall Gate will receive an Energy Performance Certificate (EPC) rating of B, giving the buyer peace of mind that these new homes are better for the environment.

Part Exchange your old home for your dream home at Westhall Gate

At Bellrose we are pleased to offer a part-exchange scheme to all our customers, enabling a speedy, hassle-free move into your new home at Westhall Gate. Please speak to our Sales Representative or refer to our website www.bellrosehomes.co.uk for more information.

Our charity pledge at Westhall Gate

At Bellrose we are very proud to support the charity Lincs & Notts Air Ambulance (LNAA), who provide life-saving emergency care to people living in Lincolnshire and Nottinghamshire.

Bellrose Homes has developed a Partnership Pledge with LNAA, in which £1000.00 will be gifted from us to this outstanding charity upon Legal Completion of every home sold at all our development sites including Westhall Gate, recognising the invaluable work the dedicated doctors, paramedics and pilots do in providing pre-hospital emergency care. For more details on how to support the vital work of Lincs & Notts Air Ambulance (LNAA), visit www.ambucopter.org.uk



WELTON

Site Location – Westhall Gate



Welton is a village and civil parish in the West Lindsey district of Lincolnshire, conveniently situated with easy access to the A46 and only 6 miles from the City of Lincoln.

Welton is a quintessential English village, its name deriving from the Anglo-Saxon meaning of 'ton' or enclosure at the wells, with a beautiful village green, Welton Beck, St Mary's Church and War Memorial forming the centre of the village.

Westhall Gate is approximately a five minute walk from the excellent amenities on offer in Welton, which include a supermarket, health centre, veterinarian clinic, the Black Bull coach house and restaurant, Stokes Coffee Shop, fish-n-chip shop and more. Welton also has the excellent schools: William Farr Academy School, St Mary's C of E Primary School and pre-school options, making the village a very popular place for families to live.

Situated in an idyllic countryside setting, with an abundance of countryside walks and cycle routes, Welton boasts a host of recreational activities for the whole family. The village has a Sports and Social Club, children's playground and playing fields for the village youth football teams and cricket, as well as Cubs, Scouts and Brownies and Guides. The Manor Park pavilion and Community Hub in Welton host pilates classes, toddler groups and bridge and bowls clubs; together with Welton Golf Club and the local Equestrian Centre, there really is something for everyone and a real feeling of community in the village.

Welton has fantastic road, bus and rail links for commuters, the nearest train station being Lincoln Central train station, a short drive away, with twelve daily direct trains running to London Kings Cross station and a train station also at North Hykeham connecting to the Nottingham area.

- Lincoln Central Station - 6.5 miles away
- North Hykeham Station - 12 miles away

Schools

There are also excellent schooling options in the village and surrounding area:

Primary Schools

- St Mary's C of E Primary School, Welton, Ofsted graded 'Good'
- Lincoln Minster School, Lincoln, Independent Prep school

Secondary Schools

- William Farr Academy, Welton, Ofsted graded 'Good'
- Queen Elizabeth's Grammar School, Horncastle, Ofsted graded 'Outstanding'
- Lincoln Minster School, Lincoln, Independent Senior school

The village is only a 15 minute drive to the historic Cathedral and University City of Lincoln, which has a bustling high street of shops and department stores, plus banking, multiplex Cinema, Marina and Art Galleries. The famous 'Steep Hill' leads to the uphill area of Lincoln and the Bailgate, with its quaint boutiques, restaurants, Lincoln Castle, Cathedral and Bishop Grosseteste University.



Westhall Gate



Site Map

Plot	Name	Description	Total Area	Build Completion (subject to change)
1	Ivy House	4 bedroom detached house with garage	1777sqft/165sqm	Autumn 2024
2	Holly House	4 bedroom detached house with garage	1777sqft/165sqm	Autumn 2024
3	Willow House	4 bedroom dormer bungalow with garage	1784sqft/165.8sqm	Summer 2024
4	Hawthorn House	4 bedroom dormer bungalow with garage	1794sqft/166.8sqm	Summer 2024
















Ivy House



Plot 1 / £-POA

Total Floor Area 1777sqft/165sqm

 4 Bedrooms	 Air Source Heat Pump	 Open Plan Kitchen / Dining / Family space	 Integral Garage	 French Doors	 Utility Room
 1 Family Bathroom	 1 Ensuite	 EPC 'B' Rating	 Underfloor Heating	 Electric Car Charger	 Personalise Design Options
 10 Year Premier Guarantee Warranty					

Ivy House is a spectacular new four-bedroomed detached home constructed to a very high specification. With a larger than standard footprint of 165sqm in total area, Ivy House offers the perfect solution as a superb family home with a spacious interior.

Externally, the house is being built in a traditional Westminster red brick and has vintage cream windows with natural stone lintels above and below, beautiful bay window, private block paved driveway and garage. Inside, the open-plan kitchen/dining will be fitted with a beautiful luxury kitchen available in a choice of colours, central island and an array of integrated appliances. The dining area has a fantastic vaulted skylight and enjoys French doors leading to a generous garden, making a wonderful indoor/outdoor space in the warmer months. There is also space here for a sofa and TV, a fantastic

area for a family snug. A cloakroom is next door, plus separate utility room with space for washing machine and dryer and external door, a perfect side entrance into the house with your dog and a place to leave your muddy boots. Off the open hallway, there is a large additional living room, with feature bay window and the option of installing a cosy log burning stove.

Upstairs the landing with option of glass balustrade, leads to four large double bedrooms, one family bathroom with shower and option of freestanding bath, plus one ensuite, ideal for family and guests.



Ivy House

- Westhall Gate -

Front CGI

Ivy House



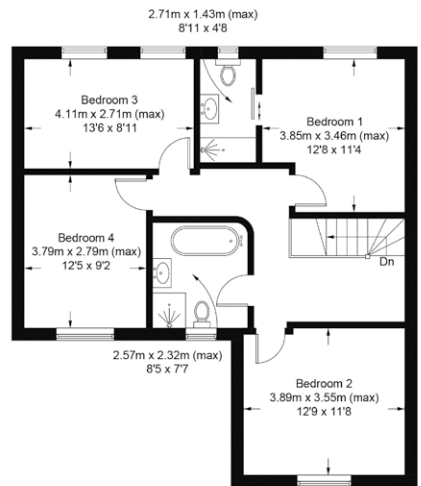
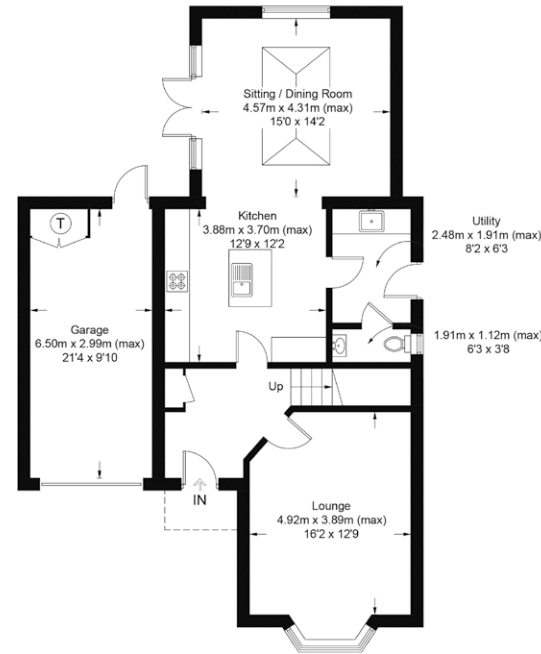
Plot 1 Specification

Ground Floor	ft & inches	metres
Sitting / Dining Room	15'0" x 14'2"	4.57 x 4.31
Lounge	16'2" x 12'9"	4.92 x 3.89
Kitchen	12'9" x 12'2"	3.88 x 3.70
Utility Room	8'2" x 6'3"	2.48 x 1.91
Garage	21'4" x 9'10"	6.50 x 2.99
WC	6'3" x 3'8"	1.91 x 1.12
First Floor	ft & inches	metres
Bedroom 1	12'8" x 11'4"	3.85 x 3.46
Bedroom 2	12'9" x 11'8"	3.89 x 3.55
Bedroom 3	13'6" x 8'11"	4.11 x 2.71
Bedroom 4	12'5" x 9'2"	3.79 x 2.79
Bathroom	8'5" x 7'7"	2.57 x 2.32
Ensuite	8'11" x 4'8"	2.71 x 1.43

**All dimensions are subject to build*

For further information on this beautiful new home, a comprehensive specification together with options to personalise Ivy House is available on our website www.bellrosehomes.co.uk, or please ask our Sales Representative for a copy.

Ground Floor



First Floor



Ivy House

- Westhall Gate -

Rear CGI





Ivy House

- Westhall Gate -

Living Room CGI





Holly House



Plot 2 / £-POA

Total Floor Area 1777sqft/165sqm



4 Bedrooms



Air Source
Heat Pump



Open Plan
Kitchen / Dining /
Family space



Integral Garage



French Doors



Utility Room



1 Family Bathroom



1 Ensuite



EPC 'B' Rating



Underfloor
Heating



Electric Car
Charger



Personalise Design
Options



10 Year Premier
Guarantee Warranty

Holly House is a stunning new four-bedroomed detached family home, constructed to a very high specification, with a larger than standard footprint of 165sqm total area. Approached by a private block paved driveway, the house is being built in traditional Westminster red brick, vintage cream windows with natural stone lintels above and below, a bay window to the front and garage.

Internally, the open-plan kitchen will be fitted with a beautiful luxury kitchen available in a choice of colours, central island and an array of integrated appliances. The kitchen opens out to a dining area and family space which has a beautiful, vaulted skylight filling the room with natural daylight. As well as a dining table, there is also space here for a sofa and TV, making a wonderful family snug. a cloakroom is next door, plus a separate utility room with space for washing machine, dryer and an external door as

side entrance into the house, a perfect place to enter the home with dogs and muddy boots. Off the open hallway there is a large additional living room with feature bay window and the option of installing a cosy log burning stove.

Upstairs the landing with option of glass balustrade, leads to four, large double bedrooms, one family bathroom with shower and option of freestanding bath, plus one ensuite, ideal for family and guests.



Holly House

- Westhall Gate -

Front CGI

Holly House



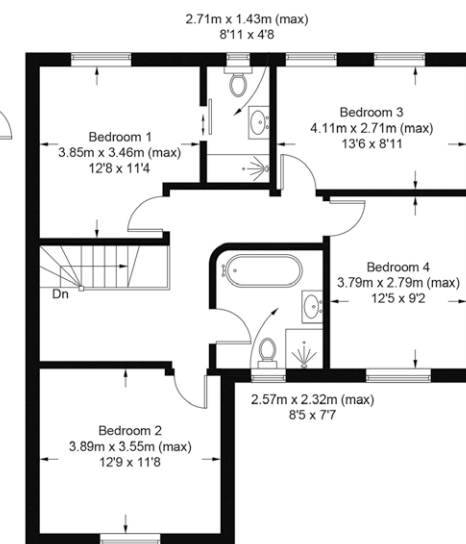
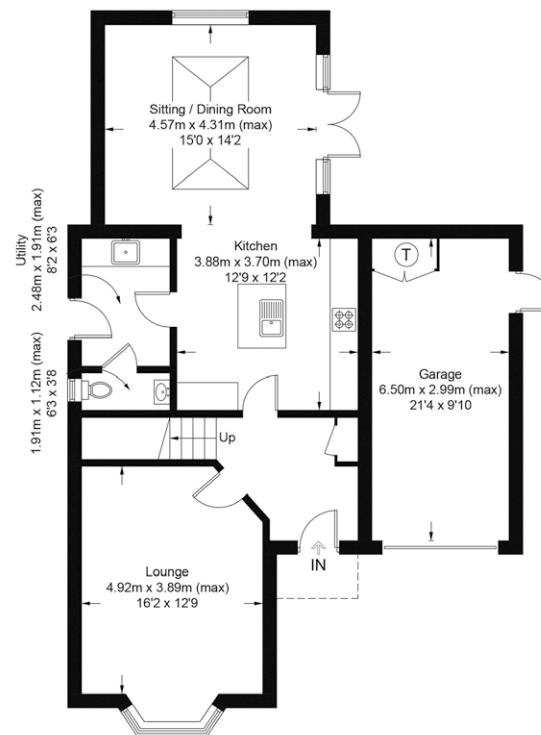
Plot 2 Specification

Ground Floor	ft & inches	metres
Sitting / Dining Room	15'0" x 14'2"	4.57 x 4.31
Lounge	16'2" x 12'9"	4.92 x 3.89
Kitchen	12'9" x 12'2"	3.88 x 3.70
Utility Room	8'2" x 6'3"	2.48 x 1.91
Garage	21'4" x 9'10"	6.50 x 2.99
WC	6'3" x 3'8"	1.91 x 1.12
First Floor	ft & inches	metres
Bedroom 1	12'8" x 11'4"	3.85 x 3.46
Bedroom 2	12'9" x 11'8"	3.89 x 3.55
Bedroom 3	13'6" x 8'11"	4.11 x 2.71
Bedroom 4	12'5" x 9'2"	3.79 x 2.79
Bathroom	8'5" x 7'7"	2.57 x 2.32
Ensuite	8'11" x 4'8"	2.71 x 1.43

**All dimensions are subject to build*

For further information on this beautiful new home, a comprehensive specification together with options to personalise Holly House is available on our website www.bellrosehomes.co.uk, or please ask our Sales Representative for a copy.

Ground Floor



First Floor



Holly House

- Westhall Gate -

Rear CGI



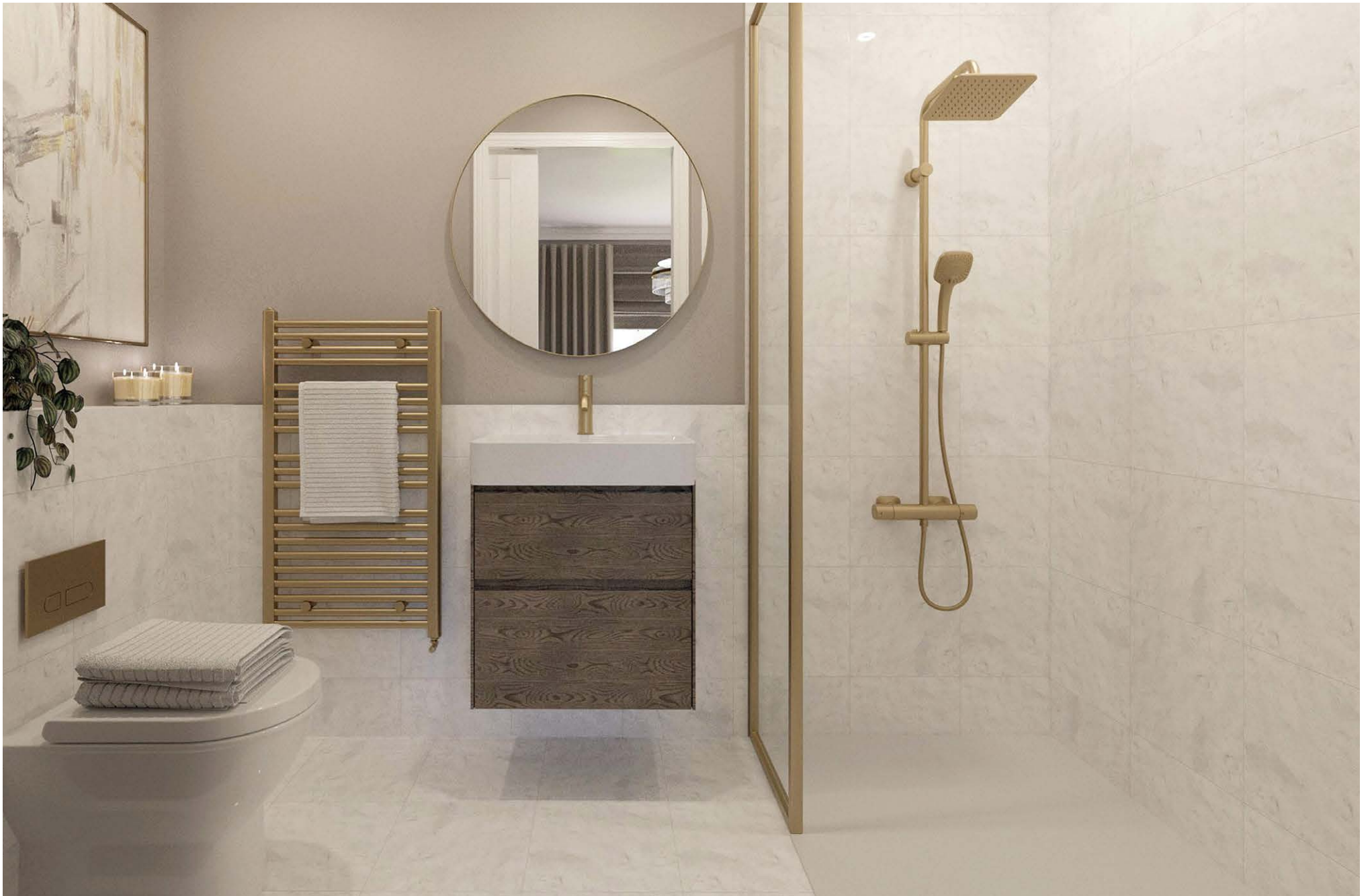




Holly House

- Westhall Gate -

Bedroom CGI



Willow House



Plot 3 / £-POA

Total Floor Area 1784sqft/165.8sqm

 4 Bedrooms	 Air Source Heat Pump	 Photovoltaic Solar Panels	 Integral Garage	 French Doors	 Utility Room
 Open Plan Kitchen/Dining	 1 Family Bathroom	 1 Ensuite with Bath	 1 Shower room	 EPC 'B' Rating	 Underfloor Heating
 Electric Car Charger	 Personalise Design Options	 10 Year Premier Guarantee Warranty			

Willow House is an impressive new four-bedroomed detached dormer bungalow, constructed to a very high specification, with a larger than standard footprint of 165.8sqm total area. The home is very well presented, being built in mixed cream coloured brick with vintage cream windows and natural stone lintels above and below, private block paved driveway and integral garage.

The open-plan kitchen dining will be fitted with a beautiful luxury kitchen available in a choice of colours, central island and an array of integrated appliances. The dining area also enjoys French doors leading to a sizeable garden with patio area, great for the family to spill into for BBQs on a summer's day. Leading from the kitchen, there is a separate utility room with space for washing machine, dryer and external door, a perfect side entrance into the house with your dog and a place to leave your muddy boots. Off the open hallway there is a large additional living room with feature bay window and the option of installing a cosy log burning stove.

The hallway then leads to the master bedroom with ensuite large enough to include both a bath and separate shower. Further down the hallway there is a second ground floor bedroom, with generous proportions and views overlooking the garden. This room would also be ideal to be used as a study for those wishing to work from home and further benefits from a separate shower room with WC. Upstairs the landing leads to two double bedrooms and a large family bathroom, making Willow House the ideal home for family and guests.



Willow House

- Westhall Gate -

Front CGI

Willow House

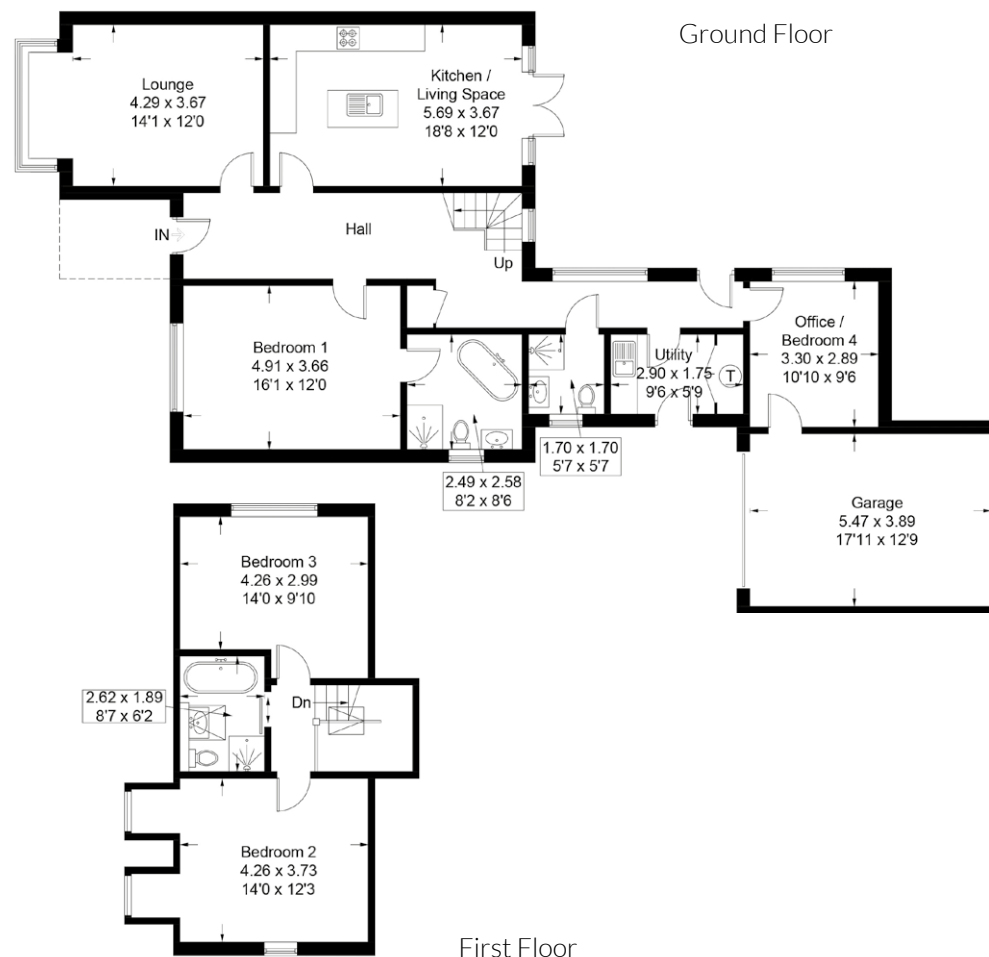


Plot 3 Specification

Ground Floor	ft & inches	metres
Lounge	14'1 x 12'0"	4.29 x 3.67
Kitchen / Dining	18'8 x 12'0"	5.69 x 3.67
Utility Room	9'5 x 5'9"	2.90 x 1.75
Bedroom 4 / Study	10'10 x 9'6"	3.30 x 2.89
Bedroom 1	16'1 x 12'0"	4.91 x 3.66
Ensuite with bath	8'2 x 8'6"	2.49 x 2.58
Shower Room	5'7 x 5'7"	1.70 x 1.70
Garage	17'11 x 12'9"	5.47 x 3.89
First Floor	ft & inches	metres
Bedroom 2	14'0 x 12'3"	4.26 x 3.73
Bathroom 3	14'0 x 9'10"	4.26 x 2.99
Bathroom	8'7 x 6'2"	2.62 x 1.89

**All dimensions are subject to build*

For further information on this beautiful new home, a comprehensive specification together with options to personalise Willow House is available on our website www.bellrosehomes.co.uk, or please ask our Sales Representative for a copy.





Willow House

- Westhall Gate -

Rear CGI









Willow House

- Westhall Gate -

Ensuite CGI

Hawthorn House



Plot 4 / £-POA

Total Floor Area 1794sqft/166.8sqm

 4 Bedrooms	 Air Source Heat Pump	 Photovoltaic Solar Panels	 Integral Garage	 French Doors	 Utility Room
 Open Plan Kitchen/Dining/Living	 1 Family Bathroom	 1 Ensuite	 1 Shower room	 EPC 'B' Rating	 Underfloor Heating
 Electric Car Charger	 Personalise Design Options	 10 Year Premier Guarantee Warranty			

Hawthorn House is a delightful new four-bedroomed detached dormer bungalow, constructed to a very high specification with a larger than standard footprint of 166.8sqm total area. This impressive home is being built in mixed cream coloured brick, with vintage cream windows and natural stone lintels above and below, private block paved driveway and integral garage.

The open-plan kitchen dining has been designed for those who love cooking and will be fitted with a beautiful luxury kitchen available in a choice of colours and an array of integrated appliances. The dining area also enjoys French doors leading to a sizeable garden with patio area, great for the family to spill into for BBQs on a summer's day. Leading from the kitchen there is a separate utility room with space for washing machine, dryer and external door, a perfect side entrance into the house with your dog and a place to leave your muddy boots. Off the open hallway there is a large additional living room with feature

bay window and the option of installing a cosy log burning stove. The hallway then leads to the master bedroom, boasting lovely views over the garden and ensuite. Further down the hallway there is a second ground floor bedroom, also with this room could also be used as a study for those wishing to work from home and further benefits from a separate shower room with WC. Upstairs the landing leads to two double bedrooms and a family bathroom, making Hawthorn House a truly versatile home for family and guests.



Hawthorn House

- Westhall Gate -

Front CGI

Hawthorn House

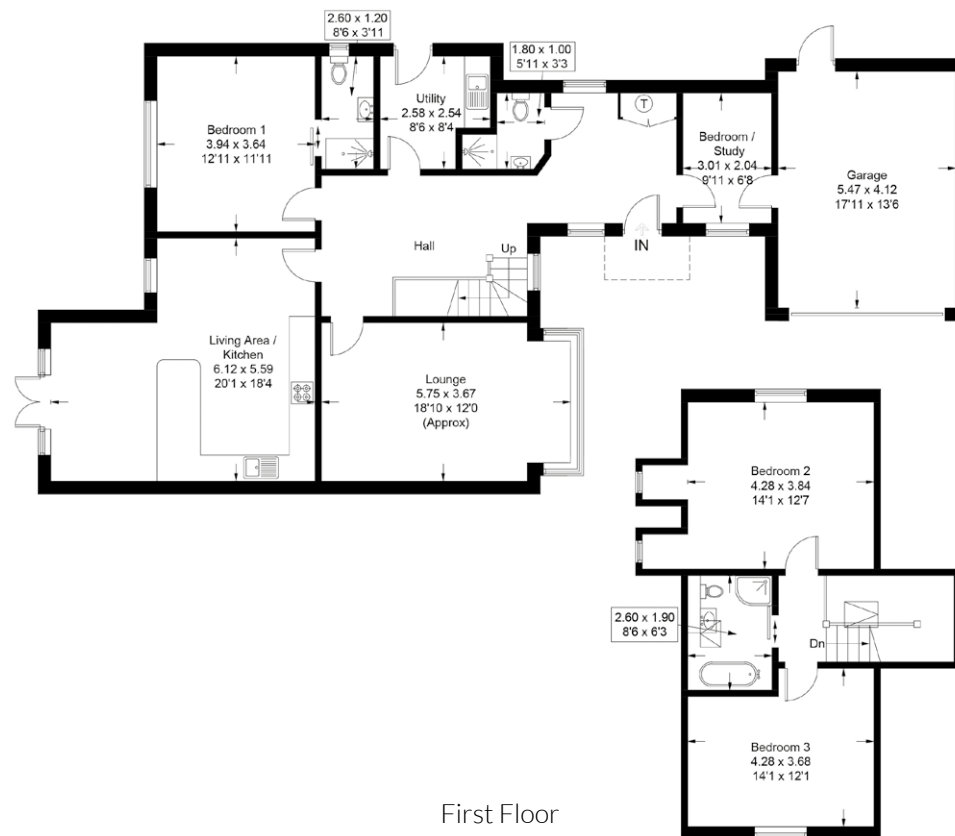


Plot 4 Specification

Ground Floor	ft & inches	metres
Kitchen / Living / Dining	20'1 x 18'4"	6.12 x 5.59
Lounge	18'10 x 12'0"	5.75 x 3.67
Utility	8'6 x 8'4"	2.58 x 2.54
Bedroom 1	12'11 x 11'11"	3.94 x 3.64
Ensuite	8'6 x 3'11"	2.60 x 1.20
Bedroom / Study	9'11 x 6'8"	3.01 x 2.04
Shower Room	5'11 x 3'3"	1.8 x 1.00
Garage	17'11 x 13'6"	5.47 x 4.12
First Floor	ft & inches	metres
Bedroom 2	14'1 x 12'7"	4.28 x 3.84
Bedroom 3	14'1 x 12'1"	4.28 x 3.68
Bathroom	8'6 x 6'3"	2.60 x 1.90

**All dimensions are subject to build*

Ground Floor



First Floor

For further information on this beautiful new home, a comprehensive specification together with options to personalise Hawthorn House is available on our website www.bellrosehomes.co.uk, or please ask our Sales Representative for a copy.



Hawthorn House

- Westhall Gate -

Rear CGI



Hawthorn House

- Westhall Gate -

Kitchen CGI



Hawthorn House

- Westhall Gate -

Living Room CGI



Hawthorn House

- Westhall Gate -

Hallway CGI

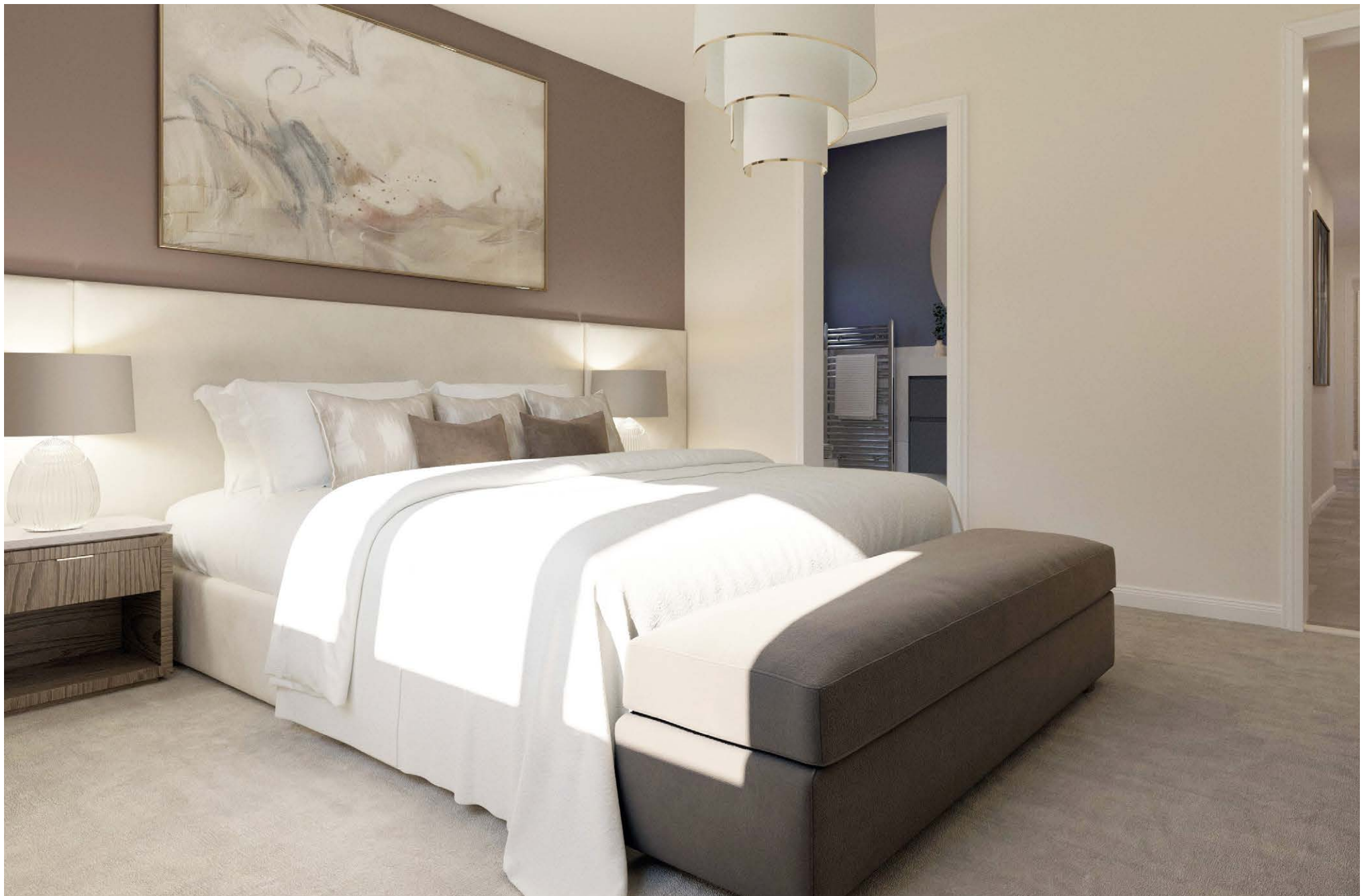




Hawthorn House

- Westhall Gate -

Bathroom CGI



Hawthorn House

- Westhall Gate -

Bedroom CGI



Welton

- Westhall Gate -

External CGI



Welton

- Westhall Gate -

External CGI



BELLROSE

HOMES

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**Ryland
Design**

| architecture

Please note that photographs / visuals are for illustrative purposes only. Specification is subject to variation without notice. All measurements are approximate having been taken from plans and are for guidance purposes only. Bellrose Homes reserves the right to amend the plans and specifications.

Computer generated images are not to scale.

Finishes and materials may vary and landscaping is illustrative only.

Selling Agent:

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