

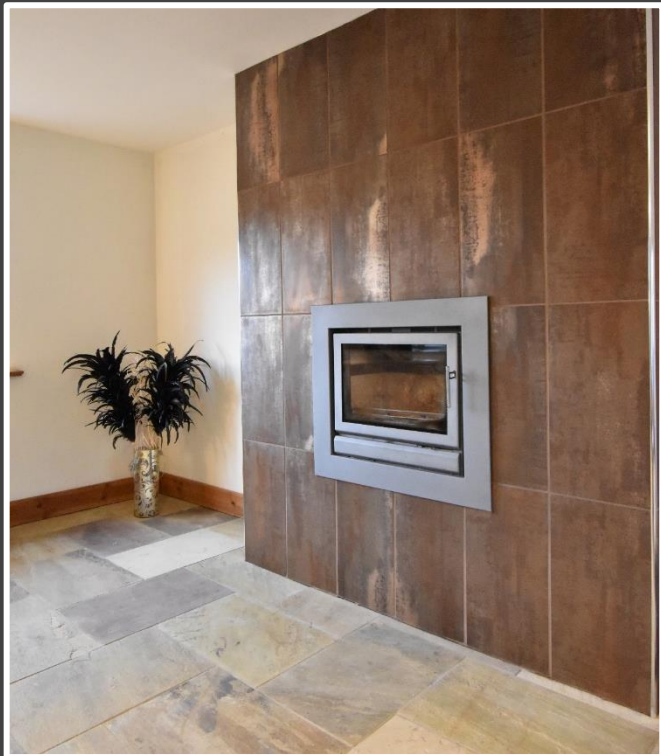


Cedar Park, Humberston Road, Tetney  
DN36 5NG

**M A S O N S**  
EST. 1850

Cedar Park is an excellent opportunity to acquire an executive-sized five-bedroom detached residence on a large plot of approximately 0.5 Acre (STS) on the outskirts of Tetney. Located down a long drive with the benefit of also having two one-bedroom holiday cottage annexes currently run as a successful business. The excellently-proportioned property offers modern open plan living with extremely large rooms finished to a high standard and benefitting from a double garage.

The property has underfloor heating to the ground floor with modern fitted kitchen and bathrooms and contemporary fireplaces. Enjoying open views, the property offers a superb live/work opportunity in a popular village with good access to Grimsby and Louth.

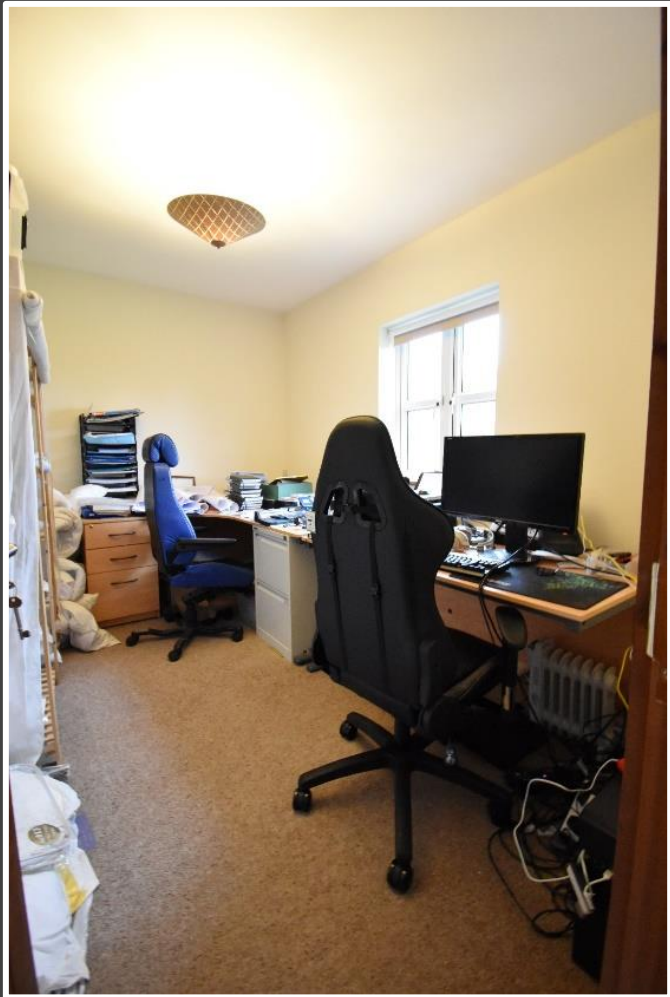






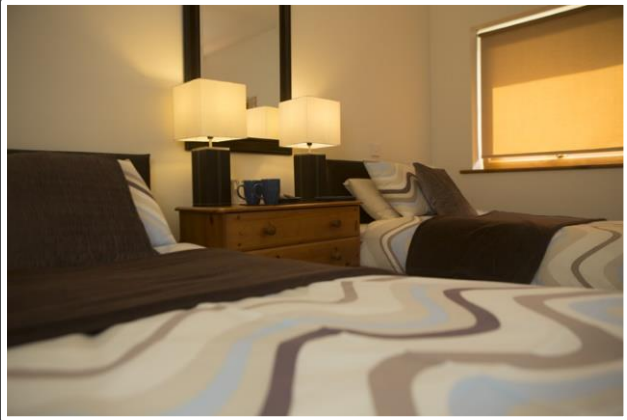








Bluebell & Poppy Cottages









**The Property**

Believed to date back to 2007, this exceptionally-proportioned property was built with space in mind, having large and over-sized rooms finished to a superb standard with underfloor heating to the ground floor living areas, with radiators to the upstairs and utility area with matching one-bedroom holiday cottages in two units, powered by oil-fired central heating by a modern system and having a bio digester waste unit. There is a timber constructed gym and Stable with a small Menage leading off (can to be laid to grass). Please note the grass paddocks to the north of the of the property are being retained by the vendor as well as the initial shared driveway with right of way granted to the purchaser. Please see boundary plan for extent of land being sold.

**Accommodation**

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

**Kitchen/Diner/Sitting Room**

A superbly-proportioned room having a range of fitted base and wall units in a wood finish with chrome handles and roll top laminated work surfaces with a marble effect. One and a half bowl stainless steel sink with a mono mixer tap, large range cooker made by Stoves with extractor above, integrated dishwasher and microwave with space for large fridge/freezer, spotlights to ceilings and having a contemporary inset log burner to the wall with tiled surround. Attractive stone tiling to flooring with neutral decoration and having two windows to both aspects with large opening through to:

**Rear lobby**

A very spacious room which has the potential for a variety of uses. Double uPVC patio doors leading into the rear courtyard, tiling continuing through and leading up to the double timber doors into the:

**Lounge**

An extremely well-proportioned, large 25ft wide and light lounge having two windows to both aspects and stone tiling throughout. Cinema Projector pre wiring to ceiling. The room has the potential to be sub divided should the buyer wish. Inset log burner to chimney with attractive tiled surround and neutrally decorated with return door leading into the:

**Front Entrance Hall**

A large space with fully-glazed front door and matching side windows, fully-tiled flooring, staircase leading to first floor and having understairs storage cupboard.

**Utility Room**

A spacious utility room with a range of base and wall units in gloss white with large worktop area and attractive tiled splashbacks. Also housing the electric consumer unit, space for washing machine and tumble dryer. Part-glazed uPVC rear entrance door, attractive tiling to flooring, neutral decoration and loft access hatch. Door leading into:

**Cloakroom**

A smart cloakroom having part-tiled walls and tiled flooring with low-level WC and wash hand basin, spotlights to ceiling and motion-sensor lighting.

**Double Garage**

A good size double garage providing useful storage, fitted work bench to one side and housing the oil-fired central heating boiler and pressurized hot water cylinder. Window to the side and further useful storage to the rafters. Large roller shutter doors with connecting door into the utility room.

**First Floor****Landing**

A very spacious landing being L-shaped and having large skylight to ceiling. A range of fitted wardrobe space and cupboards with solid timber doors into main principal bedrooms. Carpeted flooring and neutral decoration, overhead storage with part-vaulted ceilings.

**Master Bedroom**

An exceptionally-proportioned bedroom having the full 25ft width of the property with dual aspect windows. Neutral decoration with carpeted flooring and door into:

**Dressing Room**

Dressing room having a range of fitted shelving and hanging space with skylight to ceiling and carpeted flooring.

**En Suite Shower Room**

Brand new suite with fitted base units in grey housing wash hand basin with cupboards below. Low-level, back-to-wall WC and large walk in shower having thermostatic mixer with rainfall head attachment, tiled walls, vaulted ceilings with spotlights,

electrically-operated Velux skylight and large heated towel rail. Grey tiling to floor with plumbing prepared for bath to side if required.

#### **Bedroom 2**

A spacious double bedroom with window to the rear, range of fitted wardrobes with attractive high-gloss finish, neutral decoration and carpeted flooring.

#### **Bedroom 3**

Another good size double with window to the front overlooking the gardens, having fitted wardrobes with a high-gloss finish, neutral decoration and carpeted flooring.

#### **Bedroom 4**

A double bedroom with window to the rear, neutral decoration and carpeted flooring.

#### **Bedroom 5**

A further good size bedroom currently used as an office with window overlooking the front garden and having carpeted flooring.

#### **Bathroom**

Newly fitted bathroom suite with vaulted ceiling consisting of bath, handwash basin with cupboards below in anthracite grey, low level WC and large walk in shower with thermostatic mixer. Attractive part tiled walls and flooring in grey slate colour. Electrically operated Velux skylight, centrally heated towel rail.

#### **Bluebell & Poppy Cottages**

Formerly a stable block and subsequently converted into two one-bedroom annexes, currently run as a successful holiday cottage business. Both Cottages

are finished to a modern standard comprising a modern kitchen/diner/lounge with large double bedroom and bathroom with a separate oil fired heating system to the main residence. Having no occupancy restrictions, the cottages could be continue to be used for holiday use, long term lets or used as annexes to the main dwelling with the potential to convert into one larger single annexe. With further potential use as home office creating an ideal live work set up.

#### **Bluebell Cottage**

##### **Kitchen/Diner/Lounge**

Accessed by a large part-glazed, uPVC door. A good-sized room having a range of fitted base and wall units in an attractive wood colour with roll top laminated surfaces and attractive tiling to splashbacks. Free-standing electric oven, single bowl stainless steel sink and space for fridge and washing machine. Large window overlooking the courtyard and neutrally decorated with attractive tiling to flooring.

##### **Bedroom**

A large double bedroom, also having tiled flooring with a range of built-in wardrobes, neutral decoration and two windows overlooking the front.

##### **Bathroom**

A spacious bathroom having three-piece suite consisting of a panelled bath, wash hand basin and low-level WC. Thermostatic mixer shower over the bath with extractor fan above. Part-tiling to walls in an attractive stone colour and tiled flooring and loft access hatch.

#### **Poppy Cottage**

##### **Kitchen/Diner/Lounge**

Accessed by a large part-glazed, uPVC door and having a range of base and wall units in an attractive wood colour with roll top laminated surfaces, built-in single electric oven with electric hob over, single bowl stainless steel sink with attractive tiling to splashbacks. Space for fridge and washing machine. A large open area with space for dining table and sofa, fully-tiled flooring and neutral decoration.

##### **Bedroom**

A large double bedroom, also having tiled flooring and neutral decoration with large built-in wardrobes to one side with two windows overlooking the front courtyard.

##### **Bathroom**

A smart bathroom consisting of a three-piece suite of panelled bath with thermostatic shower over, wash hand basin and low-level WC, part tiling to walls and tiled flooring. Extractor fan to ceiling and loft access hatch.

##### **Gym/Stable**

Of timber construction with concrete flooring and having electrics and lighting provided, currently housing a hot tub. Double timber entrance doors with a further separate open stable to the rear.

##### **Outside**

Accessed from the road via a long initially shared driveway having right of way granted with mature hedging and trees to both sides leading down to the

secluded plot well away from the road. The drive continues around, opening out into the front garden with perimeters made up of mature hedging and trees with the well-proportioned south facing front garden laid mainly to lawn. (division to retained area marked by fence)(see map)

Ample parking for multiple vehicles on the gravel driveway with block-paved paths leading around to the side garden. The driveway continues to the rear of the property opening into the gravel courtyard with perimeters made up of post and rail fencing. Access to the Bluebell and Poppy Cottages via the block-paved and concrete yard. Double garage and outside gardener's store with a further menage (to be grassed rear garden area if required). Also housing two oil storage tanks for the central heating with the boiler for holiday cottages located to the rear of the cottages. Around the side is a further smart block-paved patio area facing west and catching the evening sun.

#### Location and Directions

Cedar Park is located off Humberston Road on the northern outskirts of Tetney, a popular village which has a variety of amenities, including a school, shops and a public house. The village is approximately 6 miles from the main shopping and business areas of Grimsby and 9 miles from the market town of Louth with excellent road links and public transport facilities. The village is well positioned with both the Lincolnshire coastline and the Lincolnshire Wolds, an Area of Outstanding Natural Beauty, close by.

Travelling from Louth on the A16 continue past the village of North Thoresby and take the second right hand turning towards Tetney, into Station Road. Continue on this road into the village centre junction and bear left at the Plough Inn signposted Grimsby. Follow the main road to the northern outskirts of Tetney and after a short distance the property will be found on the left side designated by the 'Cedar Park' advertisement boards.

#### Viewing

Strictly by prior appointment with the selling agent.

#### General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains water and electricity with a private drainage system and oil-fired central heating but no utility searches have been carried out to confirm at this stage. The property is in council tax band F. There will be an easement across the front garden for the neighbouring property to forever maintain or repair services passing through.



#### Main House EPC

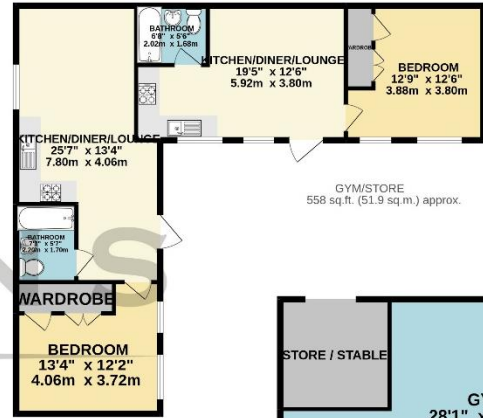
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

# Floor Plans and EPC Graph

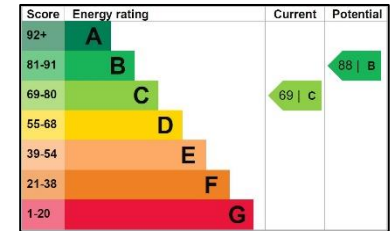
GROUND FLOOR  
1900 sq.ft. (176.5 sq.m.) approx.



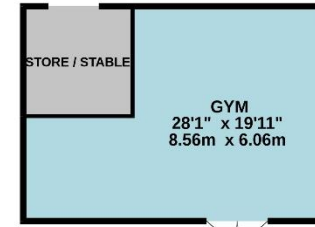
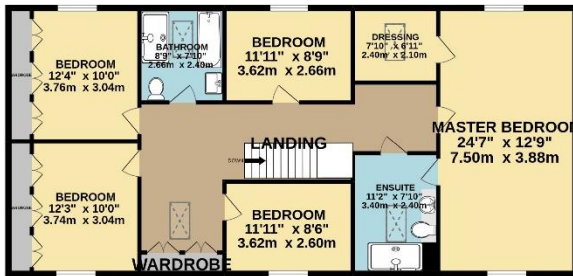
BLUEBELL & POPPY COTTAGE  
876 sq.ft. (81.4 sq.m.) approx.



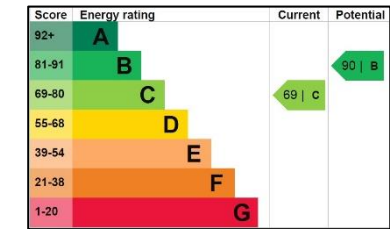
Bluebell Cottage EPC



1ST FLOOR  
1288 sq.ft. (119.7 sq.m.) approx.



Poppy Cottage EPC



TOTAL FLOOR AREA : 4623 sq.ft. (429.5 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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