

THE COTTAGE
TETFORD LN9 6QB

MASONS
EST. 1850

THE COTTAGE, SOUTH ROAD, TETFORD, HORNCastle, LINCOLNSHIRE LN9 6QB

A Period terraced cottage positioned in the popular rural village of Tetford, within the scenic, Lincolnshire Wolds Area of Outstanding Natural Beauty. The property requires comprehensive refurbishment and repair but would make a cosy holiday home or country retreat for a single person or couple having 1 double bedroom and first floor bathroom, sitting room and breakfast-kitchen. Garden with solid built store immediately at the rear and a surprisingly large separate garden a few paces away, with a main area some 21.4m x 14.25m. For sale with NO CHAIN



ABOUT THE COTTAGE

This country cottage is thought to date back at least to Victorian times and has an attractive front elevation with pronounced Flemish bond brickwork in contrasting, coloured headers and stretchers. The roof is of pitched timber frame construction and now covered in concrete tiles with corbelled brick courses at the eaves.

The property requires a comprehensive repair and refurbishment scheme, having a disconnected central heating system which operated via a stove with back boiler. Though radiators are still in position the stove no longer functions and much of the heating pipework is now disconnected.

The cottage is accessed at the rear via a right of way through the gated archway to the left and round to the garden immediately behind, where there is a solid built garden store or potential workshop. Also, via a pedestrian right of way through the neighbouring garden there is a large garden plot belonging to the cottage with potential for a keen gardener to create a large outside space with ample room for garden outbuildings. Bases are still in situ where garden stores originally stood on the west side.

Directions

From Louth take the A16 road south and after around three and a half miles take the right turn to Haugham. Follow the lane across the Wolds and eventually, at the crossroads, carry straight on and down the hill into the village of Tetford. Proceed into the village, then follow the lane passing the doctor's surgery on the left and bear left along South Road. After a short distance the cottage is then on the left side.





ACCOMMODATION

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

Ground Floor

Rear entrance with part glazed (double glazed) door to the

Kitchen

With base cupboards and drawers, work surfaces, wall shelves and a white double drainer stainless steel sink unit.

Disconnected radiator, opening to under stairs storage recess and door onto the staircase with lower turning steps leading to the first floor.

Rear double-glazed window and high-level electricity meter and metal cased consumer unit with MCB's. Space for cooker with electric cooker point.



Sitting Room

With front multipane effect double glazed window, radiator and telephone point. Brick fireplace with raised brick house. There is a dismantled cast-iron stove with back boiler in situ but this is not in working order and is disconnected.



First Floor Landing

With ceiling light over the staircase and trap access to the roof void stop doors lead off to the bedroom and bathroom.



Bedroom

A spacious double bedroom at the front of the house with pine floorboards, disconnected radiator and airing cupboard containing a foam lagged hot water cylinder with immersion heater. Double glazed front window and ceiling light.



Bathroom

L shaped with a coloured suite in two towns comprising low level WC and pedestal wash hand basin together with a panelled bath stop ceramic tiled splashback's, radiator brackets disconnected) and rear double glazed window.



LOCATION

Tetford stands in a scenic area of the Lincolnshire Wolds which are associated with the poet, Alfred Lord Tennyson. The country lanes, paths and bridleways provide some lovely walks between villages and across the hills. The Church is dedicated to St Mary and there is a primary school and a Doctors' Surgery which is a very short walk from the house. The White Hart Inn is open evenings from Sunday to Thursday.

Louth (10 miles) is a bustling town with three markets each week, many independent shops, thriving cafes, bars and bistros, supermarkets, primary schools, grammar schools/academies and Masons continue to operate the regular cattle market. Recreational facilities include the modern Meridian Centre with swimming pool and playing field, the Louth golf course, and a further golf course, swimming pool, gym, etc. at the Kenwick Park leisure centre. Louth has a number of sports clubs to include a tennis academy. Horncastle (6.3 miles) is also well serviced and has a highly regarded grammar school whilst the centre has become known for the many antique shops and bric-a-brac stores. Lincoln and Grimsby are each approximately 26 miles away. Market Rasen is around 21 miles away and National Hunt racing takes place at the famous racecourse there.



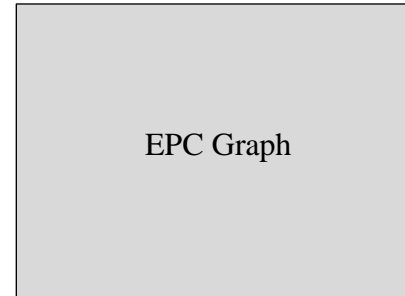
OUTSIDE

Garden to the rear of the cottage around a solid built store with mono-pitched roof. Screen doorway from the neighbouring garden through a screen door into a large garden area in need of landscaping but with tremendous potential, the main area around 21.4m x 14.25m average plus the initial access approximately 11.8m x 3.9m average. There are mature Scots pine trees towards the rear while along the side there are quantities of brick and original bases from a number of former stores. Ample space for garden outbuildings and hard landscaping.

Viewing: Strictly by prior appointment through 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 electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band A. The property is believed to be freehold but copy title documents and plan have been requested from the solicitor acting to confirm legal tenure, boundaries etc.

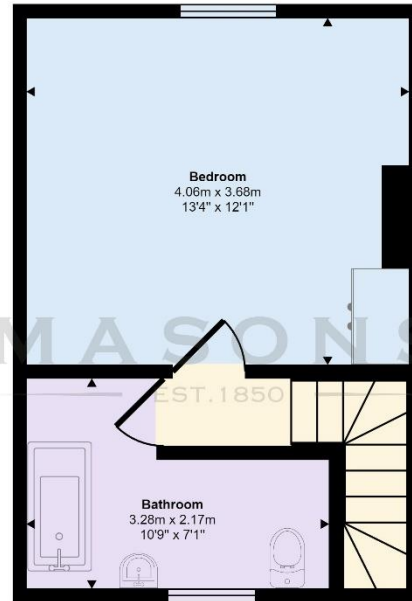
FLOORPLANS AND EPC GRAPH



EPC Graph



Ground Floor
Approx 24 sq m / 258 sq ft



First Floor
Approx 25 sq m / 266 sq ft



Garden Store
Approx 9 sq m / 94 sq ft

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Important Notice

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