

4 WOODMANS YARD
TETFORD LN9 6RA

M A S O N S
EST. 1850

4, WOODMANS YARD, TETFORD, HORNCastle, LINCOLNSHIRE LN9 6RA

An attractive and surprisingly spacious detached family house in a small mews within the sought-after Wolds village of Tetford. Spacious hallway with cloaks/WC off, lounge with feature fireplace and stove, sitting room/ground floor bedroom 4, dining-kitchen and utility. Large gallery landing, superb master bedroom with extensive built-in furniture and ensuite shower room, two further large double bedrooms and contemporary family bathroom. Enclosed sunny garden at the rear, wide integral garage, gas CH system (underfloor downstairs) and uPVC double-glazed windows. Constructed in 2006.



ABOUT 4, WOODMANS YARD ...

This handsome detached property was constructed in 2006 and has a distinctive cottage style with attractive front and rear elevations, each featuring a projecting gable and dormer windows.

The house has mellow brick faced principal external walls with corbelled brickwork to the eaves and gables for ease of maintenance. The windows are uPVC double glazed units in white frames with decorative square leaded glazing and heating is by a gas central heating boiler providing underfloor heat to the ground floor rooms with wall programmers and conventional radiator heat on the first floor. In addition, there is a superb fireplace in the lounge with a multi-fuel cast-iron stove creating a cosy living room in winter.

The design incorporates a wide integral garage and both the gas boiler and hot water cylinder are located within, the latter providing pressurized hot water to the house.

The rear garden is sheltered by trees and hedges along the boundaries and well orientated for the sun with a bright patio by the house and shaded areas to the rear beneath the trees. A block-paved driveway provides side-by-side parking in front of the garage with pathways leading around each side of the house and another area of attractive garden in front of the property.





ACCOMMODATION

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

Ground Floor

The main entrance is at the front of the property and comprises a composite front door with diamond lattice obscure glazed pane, the door finished in a pale green woodgrain effect and having an outside lantern at the side. This opens into the:

Entrance Hall

The reception area opens into a surprisingly spacious central hall with staircase having cream-painted, pillared balustrade and oak handrail leading to the first floor. The ground floor accommodation is entirely ceramic tiled with underfloor heating and the hallway has three ceiling pendant lights, smoke alarm and a digital controller for the underfloor heating. Oak part-glazed doors with bevelled panes to the sitting room, study/bedroom 4 and dining kitchen. An oak four-panel door opens into the:

Cloakroom/WC

With a white suite comprising a low-level, dual-flush WC and a corner vanity wash hand basin with ornamental mixer tap, soap dispenser and store cupboard under. The walls are ceramic tiled in travertine style with a mosaic tiled border, there is a window to the front elevation and a ceiling light.







Lounge

An attractive and cosy reception room with a feature natural brick fireplace and chimney breast, having a wide brick arch over a raised stone hearth with an inset cast iron, multi-fuel stove with multi-pane styled glazed double doors. At the side of the chimney breast there is a built-in oak block desk/TV plinth, above which are dresser style cream-painted and framed display shelves with panelling at the rear. Attractive two-tone decorations with dividing moulded dado rail, two ceiling chandelier points, wide window with low sill to the front elevation and a second window on the side elevation.



Sitting Room/Bedroom 4

A versatile ground floor room, presently used as a cinema room with digital control for the underfloor heating, dimmer switch for the ceiling light and a window on the side elevation with plantation shutters.

Dining Kitchen

A spacious room fitted with a range of in-frame units having a cream painted finish and comprising base cupboards and drawers to include deep pan drawers and an integrated stainless steel and glazed Smeg electric oven incorporating grill into the upper of the two ovens.

Tall unit with integrated Liebherr Comfort refrigerator, store cupboard over and integrated Neff full-size dishwasher. Matching range of wall cupboards with decorative cornice and pelmet, together with pelmet lighting illuminating the work surfaces.

The work surfaces are finished in granite with an upstand and ceramic tiled splashbacks with drainer grooves moulded to the one and a half bowl, white ceramic sink unit with brushed chrome, swan neck mixer tap incorporating a filter. Eight ceiling downlighter spotlights to the kitchen area and three-branch ceiling light to the dining area.

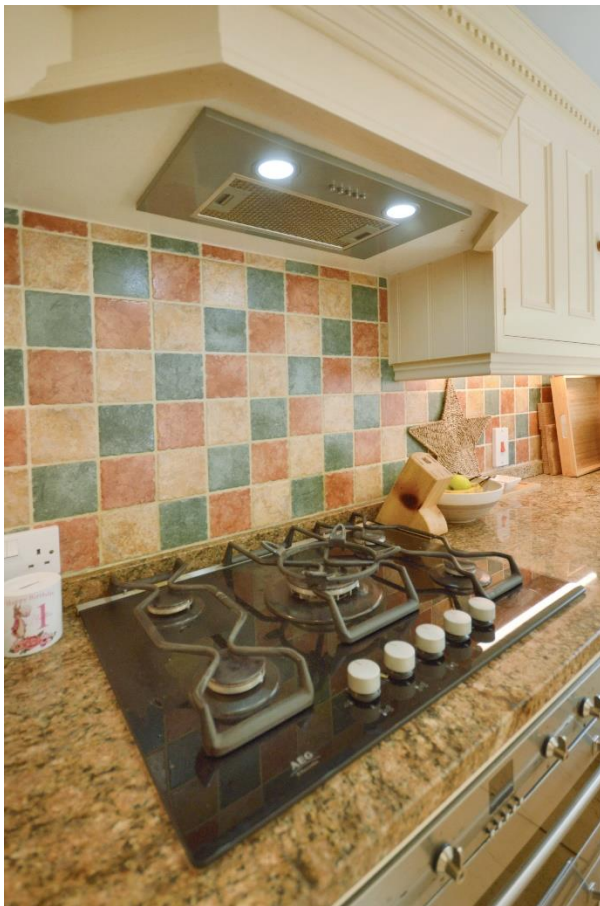
Digital wall controller for the underfloor heating, rear window and rear double-glazed French doors opening onto the patio and rear garden. Oak part-glazed door with bevelled panes to the:





Utility Room

With a range of built-in units having woodgrain-effect facings and comprising base cupboards, roll-edge textured work surface with single drainer, stainless steel sink unit and ceramic tile splashbacks, matching range of wall cupboards and space at the side for an upright freezer. Pendant ceiling light, extractor fan, digital controller for the underfloor heating, double-glazed door to the rear garden and oak four-panel door to a useful built-in cupboard with clothes rail at high level, over a mid-level shelf; beneath are the manifolds for the underfloor heating.



First Floor Landing

A spacious gallery landing with ample space to create a study area or seating area adjacent to an attractive front dormer window. The cream-painted, pillared balustrade with oak handrail extends around the stairwell to create the gallery and there is a trap access to the upper roof void. Radiator, two ceiling lights and oak four-panel doors to the bedrooms and bathroom.

Bedroom 1

An extremely spacious bedroom with a custom-made range of furniture constructed around a wide double bed recess with bedside cabinets, part mirror-fronted single wardrobes and stepped, shaped double wardrobes, together with a range of store cupboards and pelmet with downlighters over the bed recess. Radiator, front and rear dormer windows, each fitted with plantation shutters, two radiators and ceiling LED downlighters on dimmer switch. Oak four-panel door to the:





En Suite Shower Room

An excellent size with an oak-style laminated floor covering and a white suite comprising low-level, dual-flush WC, bidet, pedestal wash hand basin and corner ceramic-tiled and glazed shower cubicle with curved, glazed double doors and a wall-mounted mixer unit with handset on rail. Ornamental swan neck tap fittings, tilting mirror over the wash basin and wall light above with shaver socket at the side. Tall, chrome ladder style radiator/towel rail, rear dormer window and extractor fan. The walls are ceramic tiled with a mosaic style decorative border and there are ceiling downlights.



Bedroom 2

A large double bedroom positioned at the rear of the house with a part-sloping ceiling and a large gable window overlooking the attractive rear garden on the south side of the house. Radiator and three-branch ceiling light.

Bedroom 3

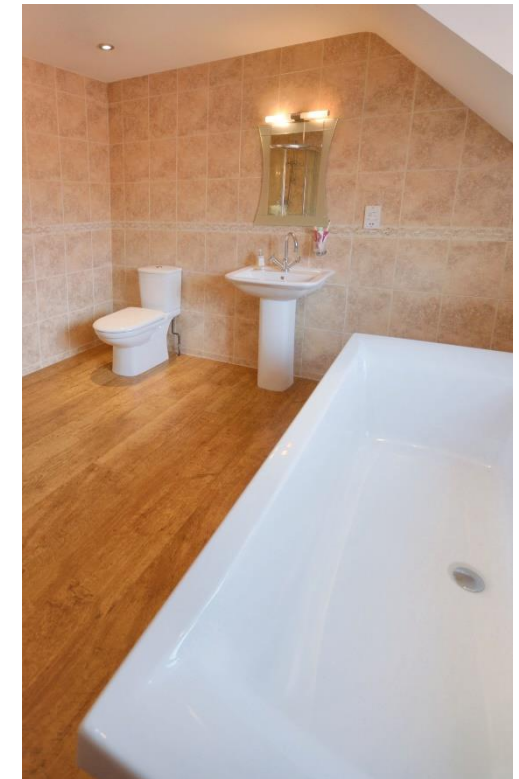
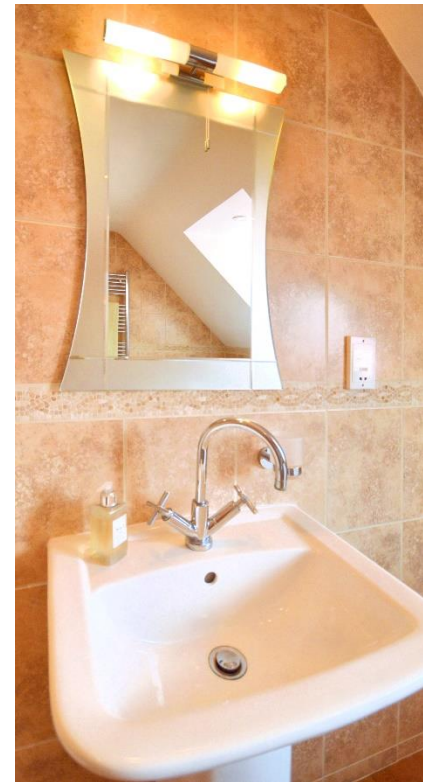
Positioned at the front of the house and also having a part-sloping ceiling, gable window on the front elevation and radiator beneath. Oak style, laminated floor covering and three-branch ceiling light.





Bathroom

A large family bathroom with a white suite comprising an elegant floor-standing, double-ended bath of flared, square design, a pedestal wash hand basin with swan neck mixer tap and light over, a low-level, dual-flush WC and a corner ceramic tile and glazed shower cubicle with a wall-mounted mixer unit and handset on rail. The walls are ceramic tiled from floor to ceiling with a mosaic style decorative border and there is a chrome, tall ladder-style radiator/towel rail. Part-sloping ceiling with dormer window on the side elevation and recessed ceiling downlighters. Oak style laminated floor covering.



OUTSIDE

Integral Garage

An excellent size and wider than the average garage, with an up and over door at the front, strip light, power points and electricity consumer unit with MCBs. To the rear corner is the Worcester wall-mounted, gas-fired central heating boiler, together with an insulated hot water cylinder and expansion vessel for the pressurised hot water system. At the rear there is a double-glazed window and double-glazed door, both complementing those of the main house.

Rear Garden

Enjoying a warm, sunny aspect, the garden is principally laid to lawn with tall, screen hedgerows along the rear boundary and a superb variety of ornamental trees, shrubs and bushes. Along the shrubbery border to one side there is a gravel pathway leading to an area in the rear corner where the present owners have a hot tub (not included in the sale).

There is a block-paved pathway leading across the rear of the house with an arched, ledged and braced latch door onto a pathway giving access along the side of the house to the driveway with a wall light, external meters and electric car charging port. The block-paved pathway winds out to form a patio area by the kitchen French doors, ideal for garden furniture and there are two outside wall lanterns, together with an outside water tap. Access can also be gained around the other side of the property to an open-fronted timber-built log/garden store.

Front Garden and Drive

At the front of the house there is a block-paved forecourt providing side-by-side parking space for two cars and giving access to the garage and this area extends across to form a block-paved pathway leading to the main front entrance. At the side of the front door there is an outside water tap.

Adjoining the driveway is a front garden comprising a lawn with a colourful selection of perennial trees, shrubs and plants on each side and pathway leading around the side of the house as far as the log/garden store.



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 within walking distance of the house. The 16th Century White Hart Inn provides character accommodation for visitors to the area.

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.

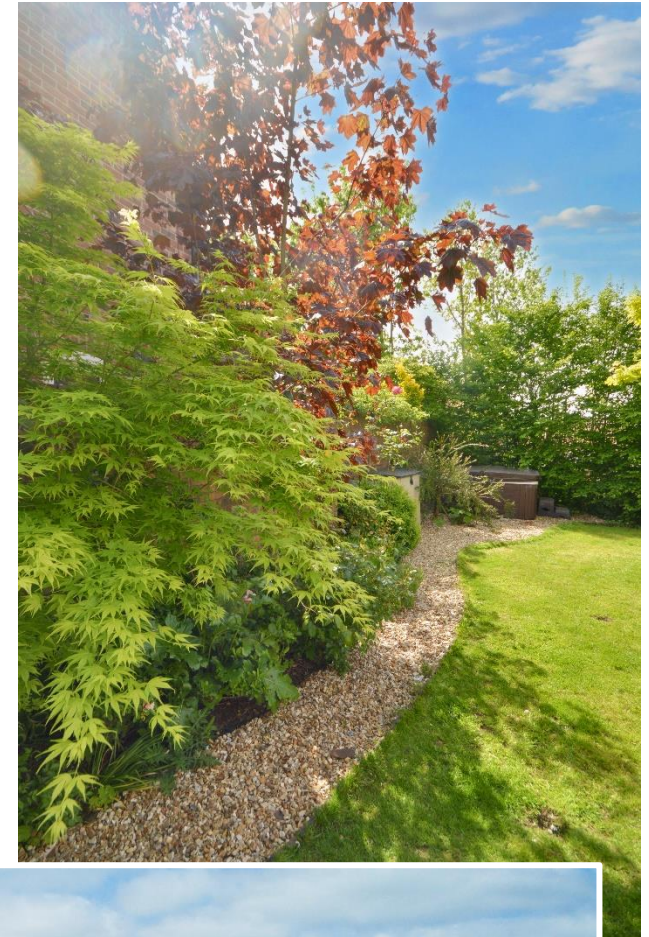
Viewing:

Strictly by prior appointment through the selling agent.

General Information

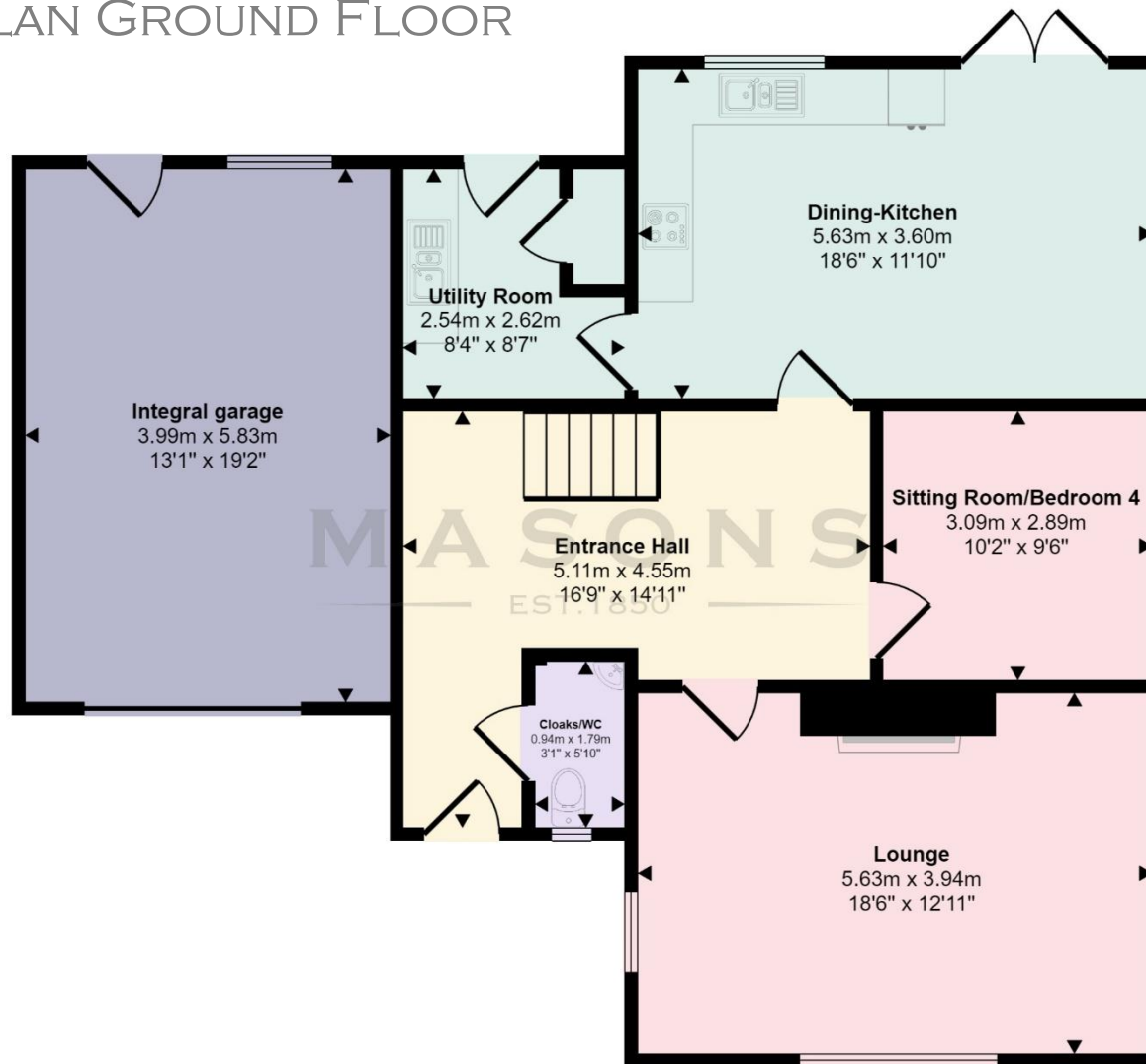
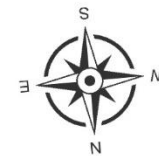
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise 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 gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band E.




The Lincolnshire Wolds - just west of Tetford.

FLOORPLAN GROUND FLOOR



Ground Floor
Approx 104 sq m / 1114 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

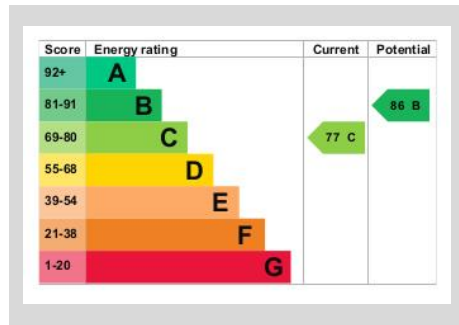
FLOORPLAN FIRST FLOOR AND EPC GRAPH



First Floor
Approx 100 sq m / 1079 sq ft

Denotes head height below 1.5m

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