



**MASON'S**  
EST. 1850

**KNOCKNASHEE,  
SALMONBY ROAD, TETFORD,  
LN9 6PY**



## ABOUT KNOCKNASHEE

Set in grounds totalling approximately 1.6 acres (subject to a survey) comprising formal gardens, grass paddock and woodland, this modern well-appointed detached family house, constructed by a reputable local builder, is positioned on the rural outskirts of Tetford, a popular village within the Lincolnshire Wolds Area of Outstanding Natural Beauty. 3 double bedrooms, e/s shower room, bathroom, well-fitted dining-kitchen, hallway, lounge with log-burner, conservatory and a range of workshops/stores, greenhouse and summer house.

### Directions

From Louth, take the A16 road south and after about 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. Upon entering the village, at the right bend ignore the left turn and continue for some distance, past the doctor's surgery on the left and then at the bollards turn right onto Salmonby Road. Knocknashee will be found after a short distance on the right side.

### The Property

Constructed in 2004 by reputable local builder Brian Todd, this detached rural home has brick faced cavity walls with corbelled brickwork to the eaves and gables, for ease of maintenance, beneath a pitched timber roof structure covered in clay pantiles. The rooms have uPVC framed double glazed windows and heating is by a gas-fired central heating system, supplemented by a log burning cast iron stove to the lounge fireplace. There are numerous outbuildings including a solid built subdivided garage, now utilised as two workshops/stores, a larger insulated timber built workshop attached to the rear of the garage and a summerhouse with garden shed within the rear paddock. There is also a metal framed greenhouse at the side of the attractive well stocked rear garden, largely flagstone paved for seating, with a wealth of shrubs, trees and bushes and a gate into the grass paddock beyond.

01507 350500





## KNOCKNASHEE, SALMONBY ROAD, TETFORD, LN9 6PY

The house has a security alarm system linked to the combined fire and smoke alarms, the owners enjoy 74 MB broadband service, there is a water softener, and the ground floor rooms feature a combination of terracotta floor tiling and engineered oak floors, with complementary oak skirting boards. The dining kitchen is an excellent size and well fitted with bespoke painted furniture and two excellent dressers will be included in the sale, providing additional storage space, and a concealed computer workstation. The three bedrooms are all of generous double size, the master having an en suite shower room, and the family bathroom has a white suite, which includes a double ended bath and a shower cubicle.

There are some lovely views from the rear windows across the garden and paddock, while the scenic surrounding countryside creates a peaceful rural setting. There is a large block paved gated driveway and turning space providing off-road parking with a 3.5Kw EV charger.



01507 350500

MOVEWITHMASONSON.CO.UK





## **Accommodation**

*(Approximate room and outbuilding 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 house, where a uPVC double glazed door with a decorative arched pane, opens into the:

## **Entrance Hall**

With a feature staircase having white spindle balustrade, pine newel posts and handrails. Angled corner wall, double radiator, coved ceiling, fire and smoke alarm and central heating thermostat. Terracotta tiled floor, which extends through a 15 pane glazed door into the dining kitchen adjacent.

## **Lounge**

An attractive reception room with an engineered oak floor and a brick feature fireplace, arched over a brick-lined slate tiled hearth, with oak beam mantel shelf over and inset cast iron log burning stove. Double radiator, window to the front and side elevations, allowing morning sun into this room, coved ceiling with centre light point and feature brick corner pillars. Oak effect double glazed French doors into the:

## **Conservatory**

An excellent size, also with an engineered oak floor and skirting boards. Natural brick base walls, oak effect double glazed windows, including the glazed gable, which faces the garden, and French double doors on the side elevation onto the patio. Power points, radiator and natural brick wall to the house elevation. Combined light and ventilation fan to the ridge, two wall light points, tinted polycarbonate roof with brass centre brace and five top opening windows.





01507 350500

MOVEWITHMASONS.CO.UK



## Dining Kitchen

Fitted with an attractive range of units, which have a pale green painted finish and wrought iron handles. These comprise base cupboards and drawers, with polished granite work surfaces and upstands, and the base units extend to form a peninsula with basket drawers beneath.

Matching range of wall cupboards with cornice and pelmet mouldings, pelmet lighting illuminating the work surfaces, and wine store. Stainless steel Britannia range cooker, with five gas rings, two electric ovens and grill, storage beneath, and a black granite splashback; Britannia stainless steel cooker hood over, with twin spotlight downlighters.

Combined Hotpoint microwave and conventional oven with grill, integrated faced refrigerator and integrated faced dishwasher. White Belfast sink with chrome lever mixer tap, filter tap for drinking water and window above with granite sill and Roman blind. Views from the kitchen window across the rear garden.

The dining area has a front window with Roman blind and an attractive three branch ceiling light with glass shades. There are two double radiators, coved ceiling and six downlighter spotlights to the kitchen area.

Two superb pieces of furniture will be included in the sale – these comprise a dresser, painted to complement the kitchen units and having base cupboards and drawers, storage cabinets, shelves over mini drawers and an oak top, together with a bespoke oak built dresser unit built into an angled recess. This dresser has a central TV/computer alcove with slide-away door, glazed cabinets, drawers over base cupboards and a pull-out desk, together with high level store cupboards. White six panel door to the:







01507 350500

MOVEWITHMASON.CO.UK





### Utility Room

With a housing unit around space for appliances, which has plumbing for a washing machine and space adjacent for a dryer; water softener and wall mounted Baxi gas central heating boiler with digital programmer beneath. Coat hooks over radiator, quarry tiled terracotta floor extending through from the kitchen, coved ceiling with extractor fan and two spotlights. Rear uPVC part glazed (double glazed) door with cat flap to outside. White six panel door to a useful under stairs store cupboard with shelving and light, coat hooks and matching door to the:

### Cloakroom/WC

White suite comprising low level dual flush WC, corner vanity wash hand basin with chrome pillar lever tap and angled oak cupboard under. Part ceramic tiled walls with decorative border, quarry tiled floor, radiator and rear window with Roman blind. Coved ceiling with light point.





## First Floor

### Landing

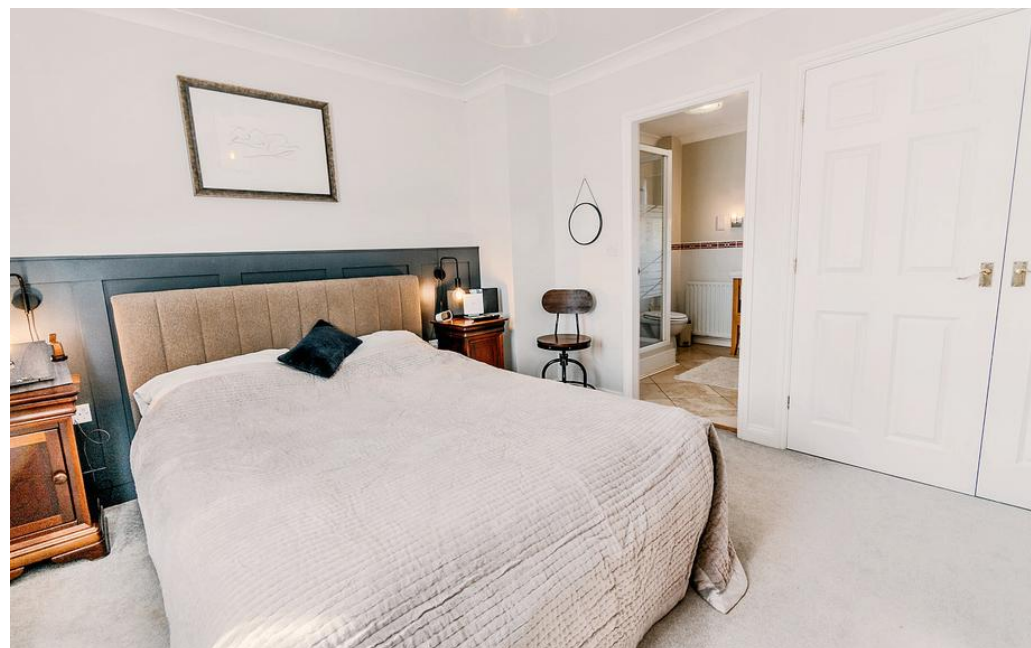
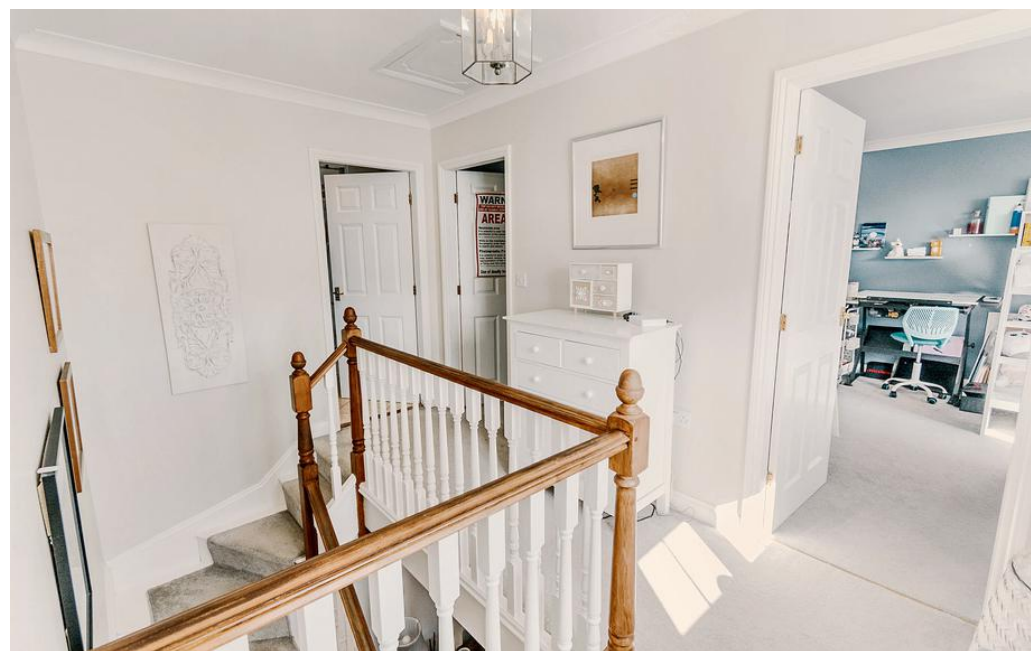
The white and pine spindle balustrade extends from the staircase around the stairwell to form a gallery and the landing is light and airy by virtue of a window on the front elevation with roller blind. Coved ceiling and hinged trap access to the roof void with drop down ladder. Fire and smoke alarm and white six panelled doors leading off to the bedrooms and bathroom.

### Bedroom 1 (front)

A double bedroom enjoying the morning sun, with window on the front elevation. Radiator, coved ceiling with centre light point and panelled bedhead to the side wall with a dark grey painted finish. White double six panelled doors to a built-in wardrobe with clothes rails, high level shelf and modern wire-mesh basket drawers. TV aerial socket and white six panelled door to the:

### En Suite Shower Room

White suite comprising a wide, glazed and splash boarded shower cubicle with thermostatic wall shower mixer and handset and rail; low level dual flush WC and stylish shaped wash hand basin with side plinths and chrome pillar tap on a modern beech washstand base with shelf and drawers. Ceramic tiled floor laid diagonally, radiator and part ceramic tiled walls to the rear corner with a decorative border. Coved ceiling with centre light and extractor fan. Rear window with ceramic tiled sill and roller blind, from here there is a lovely view across the garden towards the owned paddock. Shaver socket by the wash basin and wall light to each side of the rear window.







### **Bedroom 2 (front)**

A spacious double bedroom, also enjoying the morning sun, with a window on the front elevation. Coved ceiling with centre light point, radiator and white six panelled double door to a semi-recessed double wardrobe with clothes rail and shelf over. TV aerial socket.

### **Bedroom 3 (rear)**

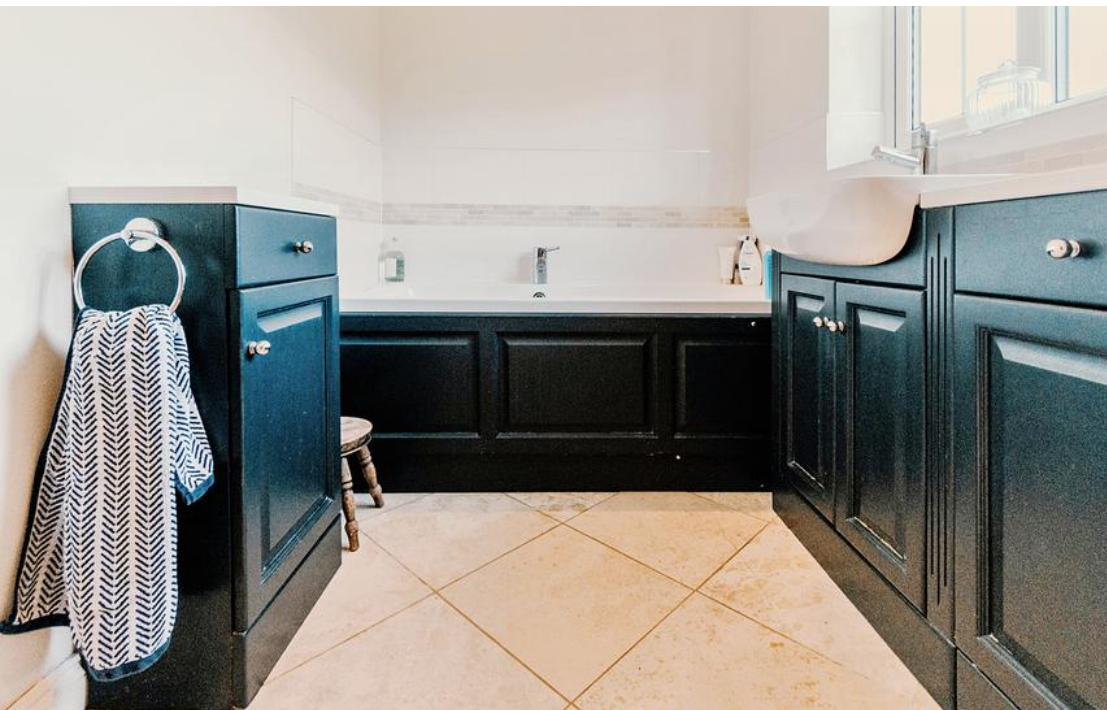
A third excellent double bedroom with rear window, providing lovely views over the garden towards the paddock. Radiator, coved ceiling, TV aerial socket and two floating wall shelves.

### **Family Bathroom**

A good size with a three piece suite and a shower cubicle, all in white. The suite comprises a wood panelled double ended shaped bath with chrome lever pillar tap and there is a low level dual flush WC and vanity unit with base cupboard, drawer and inset wash basin, having a chrome pillar lever tap and white plinth at the side. White and mosaic tiled splashbacks to both the bath and sink. The shower cubicle is glazed and ceramic tiled with a wall mounted thermostatic mixer unit, handset and rail. Travertine floor tiles, chrome ladder style radiator/towel rail, coved ceiling with downlighters and extractor fan. White six panelled door to the airing cupboard, which contains a foam lagged hot water cylinder, with the immersion heater and linen shelves over.







01507 350500

MOVEWITHMASONS.CO.UK



## Outside

### Outbuildings

#### The Garage

This has been subdivided by a block built centre wall with six panel connecting door, creating two stores or workshops, presently used for bike storage; the front area still has access through the up and over door from the driveway. The electricity consumer unit is located in the front part of the building and each subdivided area has a strip light and power points, the rear area with side white uPVC panelled door into the garden, and a rear window.

#### Timber Built Workshop

Positioned to the rear of the garage and a superb, spacious workshop for a variety of uses with hardwood ply-boarded internal walls with insulation, concrete floor, LED strip lights and three multi-pane effect windows. Wall shelves, built-in bench with shelves under and ample power points. Wall mounted heater and airlines for a compressor.

**Metal Framed Greenhouse** finished in green framework.

#### Timber Built Summerhouse

Positioned to the side of the paddock just beyond the gate from the garden and having decking at the front and acrylic glazed double doors and side window.

#### Timber Garden Shed

Adjacent to the summerhouse.

#### Overage Clause

The sale contract will include an overage clause in respect of planning permission subsequently gained for residential or commercial development. This will not apply to permission for extensions or outbuildings which are ancillary to the current dwelling.







## Gardens and Land

The rear garden is landscaped with feature open jointed flagstone pathways and patios, shaped around raised flower and vegetable growing beds, with timber sleeper walls, rose beds, shrubberies and mature screen hedges. A five-bar hand-gate set into the rear hedge allows access from the garden into the paddock. There is a substantial timber built log store to the rear of the workshop and to one side of the garden there is a raised brick walled fish pond with pump, ornamental shrubs adjacent including a superb acer and a wire mesh grill over the pond. Low circular wall rights to the side and rear walls of the conservatory and arched screen pedestrian door from the driveway into the rear garden.

At the front of the house there is a five bar vehicular and pedestrian gate onto the block paved driveway, which gives access to the garage building and is shaped to form a parking and turning area for several cars. At the side of the garage is the EV car charging point. The drive is set behind a tall screen boundary hedge, with a further five bar pedestrian gate set into the centre and there is a mixed hedgerow along the side of the drive. Outside light by the front entrance and climbing wisteria to the side wall of the house. Shaped flowerbed with rowan tree and pathway leading through a shrubbery bed to the right side of the house, with a silver birch tree adjacent. The side pathway provides space for wheelie bin storage and has a ledged and braced gate into the rear garden.

The grass paddock beyond the formal gardens is a superb feature of this property, enclosed by a superb variety of established native trees, ornamental shrubs and bushes, creating seclusion and privacy. There are woodland walks leading down through the trees to where the River Lymn meanders towards the village centre. The paddock has potential for a variety of uses (STP) such as pony paddock, horticulture, hobby farm or leisure. There is the benefit of a vehicular and pedestrian access from the Fulletby Lane through an adjoining field to a five-bar gate and drive-through access under the trees into the paddock and to the rear of the house (shown in blue dotted line on the aerial image). Towards the rear there is a natural pond, partially enclosed by further established trees and shrubs.









01507 350500

MOVEWITHMASONS.CO.UK



**Viewing:** Strictly by prior appointment through the selling agent.

### **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.

### **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. We await confirmation of legal tenure, right of way etc by the sellers' solicitor. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. Any red-lined aerial images are to illustrate the approximate position of boundaries and these should be carefully verified against the contract plan 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 D.

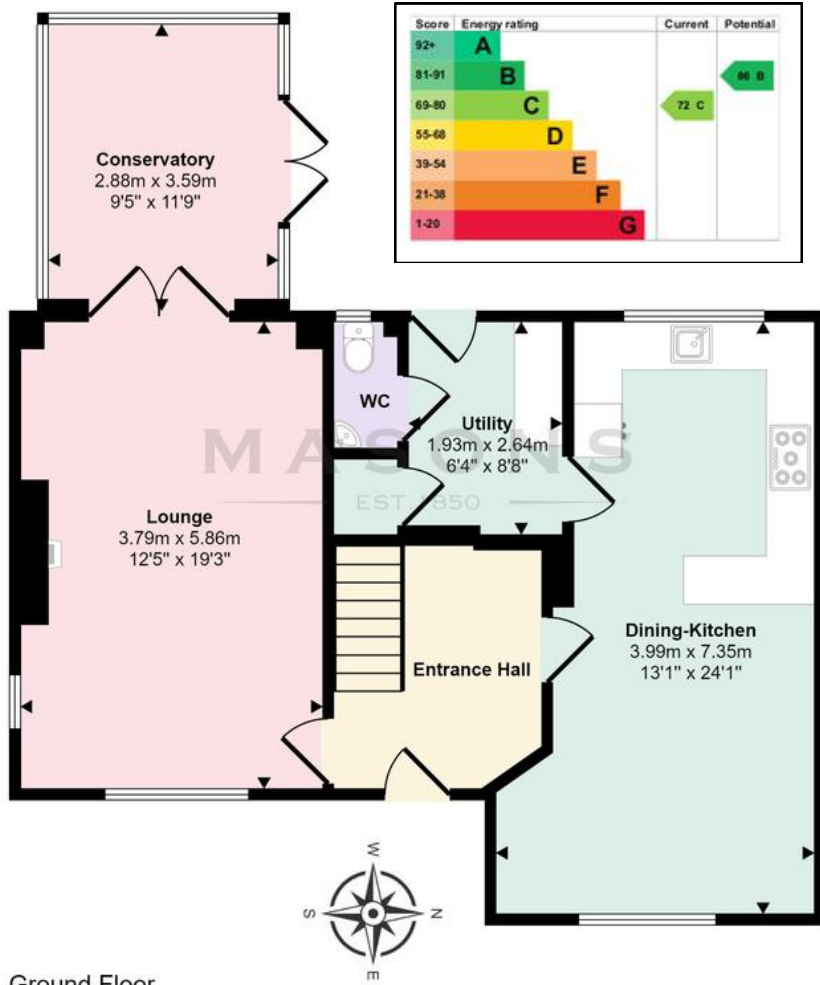


01507 350500

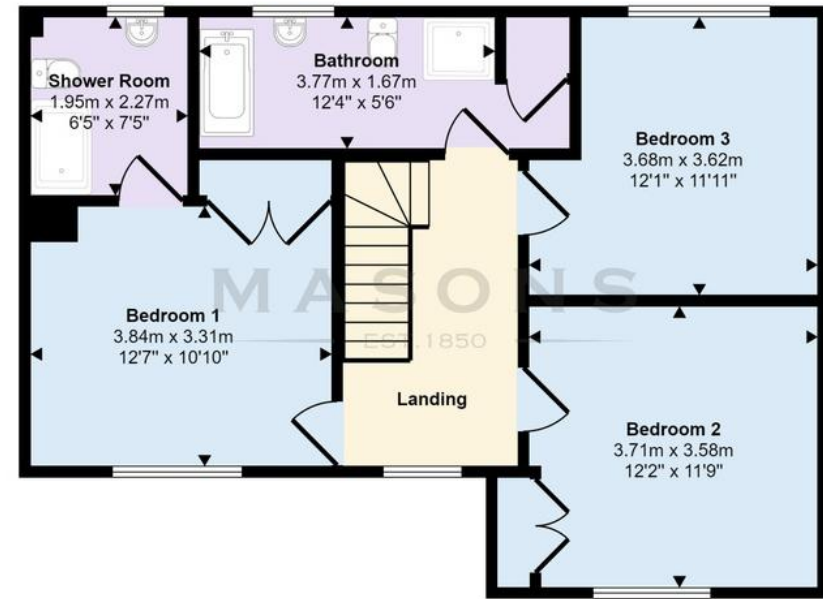
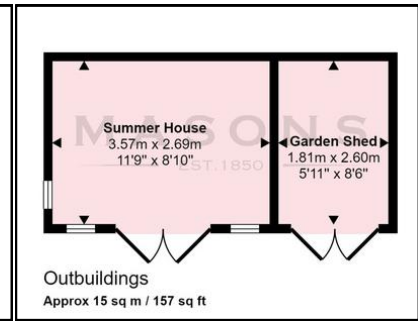
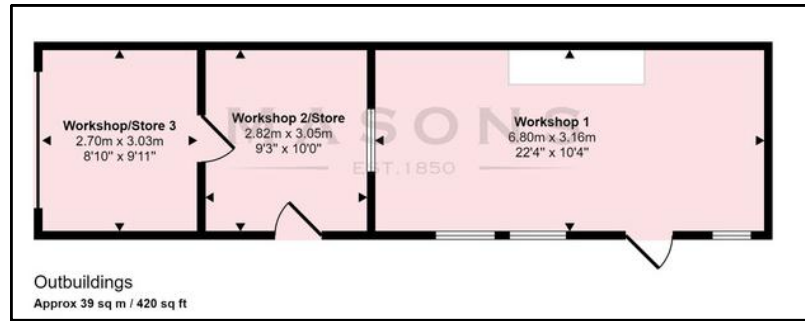
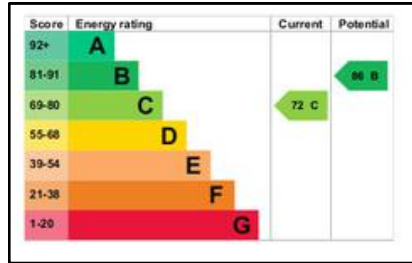
MOVEWITHMASONSON.CO.UK



# FLOORPLANS AND EPC GRAPH



**Ground Floor**  
Approx 75 sq m / 807 sq ft



**First Floor**  
Approx 64 sq m / 693 sq ft

Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

**Important Notice**

Masons Louth for themselves and for vendors or lessees of this property whose agents they are given notice that:  
 (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Masons Louth has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

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



UKLANDand  
FARMS.co.uk