



Lilac Cottage

Tetford

M A S O N S
— Celebrating 175 Years —



Lilac Cottage

South Road, Tetford, LN9 6QB

Charming early Victorian village cottage

Located within the Lincolnshire Wolds AONB

Popular and well-connected village of Tetford

Three generous double bedrooms

High speed Fibre broadband connected

Spacious kitchen and sitting area

Mains gas central heating

Fully serviced garden office ideal for home working

Private, secure gardens with courtyard area

Ample off-road parking for multiple vehicles

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Lilac Cottage is a charming early Victorian home set within the heart of the popular village of Tetford, surrounded by the Lincolnshire Wolds Area of Outstanding Natural Beauty. Offering three generous double bedrooms and spacious ground floor living, the property blends period character with thoughtful modern updates. Original features such as exposed beams and a feature fireplace enhance the cosy atmosphere, while the versatile garden office provides an excellent opportunity for home working or creative pursuits. With village amenities, countryside walks and a strong sense of community on the doorstep, this is an ideal home for those seeking a relaxed rural lifestyle without compromise.





Ground Floor

The property is entered via a composite front door into a generous kitchen diner, enjoying dual-aspect windows and French doors opening to the rear garden. The kitchen offers a good range of fitted units with space for appliances and flows openly into the dining and sitting area, creating an ideal space for family life and entertaining. The versatile central room leads to the staircase and the cosy living room. The living room features a Victorian fireplace, alcove shelving and a warm, welcoming feel. A separate utility room and cloakroom complete the ground floor accommodation, providing practical everyday convenience.



First Floor

To the first floor, the landing gives access to three well-proportioned double bedrooms, all enjoying plenty of natural light. The principal bedroom features built-in storage and a decorative fireplace, while the remaining bedrooms offer flexibility for family use or guests. The family bathroom is fitted with a panelled bath with electric shower over, wash hand basin and WC, completing the accommodation.







Outside

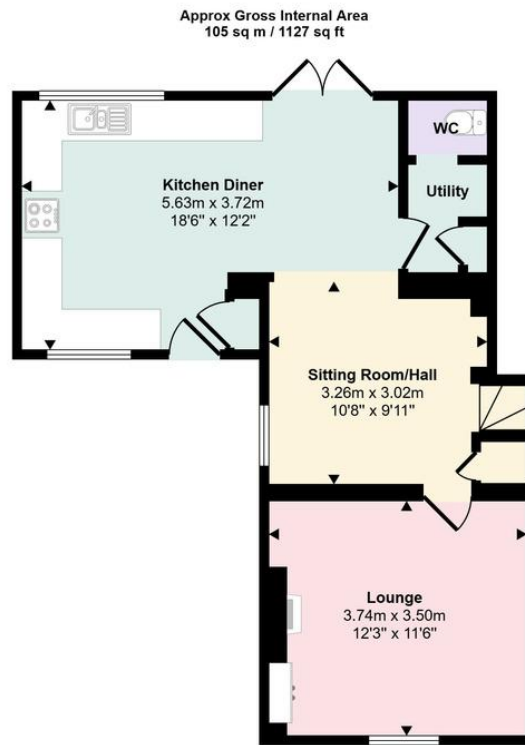
To the front, the property is approached via a gravelled driveway providing ample off-road parking for multiple vehicles, framed by raised flower beds and enclosed by brick walls and timber fencing. The vendors also had plans drawn up for a 2.5 bay garage with room above.

Gated access leads to the private, secure gardens to the side and rear — ideal for children and pets. These gardens are mainly laid to lawn with mature planting, a greenhouse or shed base, and a charming courtyard-style area. Of particular note is the brick and tile outbuilding, which incorporates a fully serviced garden room currently used as an office or studio — perfect for those seeking a work-from-home setup or creative space — along with a separate garden store. Together, the outside spaces offer both practicality and enjoyment, perfectly complementing the village lifestyle on offer.

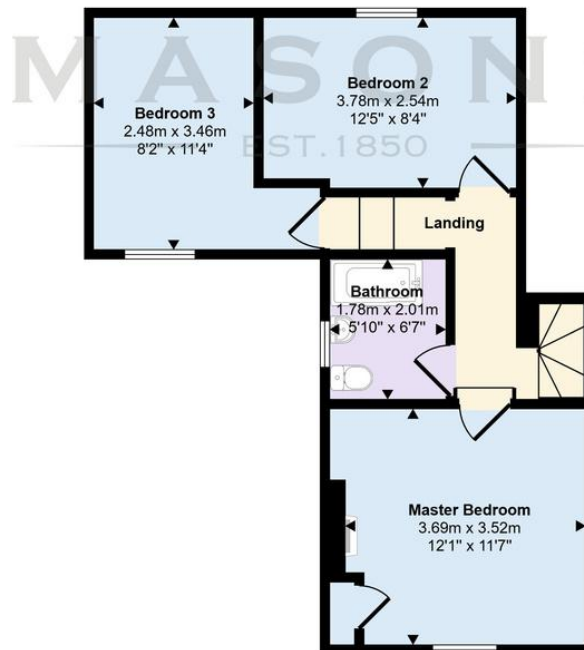




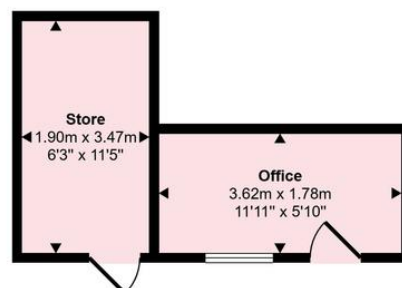




Ground Floor
Approx 47 sq m / 511 sq ft



First Floor
Approx 44 sq m / 472 sq ft



Outbuildings
Approx 13 sq m / 143 sq ft

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 real items.

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

Tetford

A peaceful retreat

The charming village of Tetford lies in the heart of the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty. It lies approximately 6.5 miles and 8 miles from the market towns of Horncastle and Spilsby respectively. The village itself has a popular primary school, The White Hart Inn pub and a doctors surgery. Horncastle has a variety of amenities including shops, leisure activities and a choice of schools, notably the well-respected Queen Elizabeth Grammar School and Banovallum School. Spilsby has many businesses and family run shops providing a large variety of products and services, including a weekly farmers market. The East coast with its beaches and holiday attractions is approximately 16 miles away.



Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Louth

Vibrant Living in the Wolds

Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 26 miles away, and Grimsby, just 16 miles to the north.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band B

Services Connected

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.

Tenure

Freehold

Location

What3words: ///axed.rectangular.tearfully

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.

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.

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