

BEECH FARM AND COTTAGES
TETNEY DN36 5HX

M A S O N S
EST. 1850

BEECH FARM AND HOLIDAY COTTAGES, STATION ROAD, TETNEY, GRIMSBY, DN36 5HX

A unique and valuable proposition with grounds of around 2.64 acres (STS) – this beautifully presented holiday home complex includes 8 holiday cottages and a characterful, detached farmhouse providing private owner accommodation with exceptional landscaped gardens of around 1.4 acres. The house provides substantial 3-bedroom accommodation with 2 reception rooms and a superb living/dining-kitchen with vaulted extension. The cottages have been formed within the crew yard outbuildings around a private courtyard, and a more recent detached building, providing 1-to-3-bedroom accommodation with differing themes.



ABOUT BEECH FARM AND COTTAGES

Originally a 19th century dairy farm, Beech Farm now comprises a handsome individual detached house set in beautiful, landscaped gardens of around 1.4 acres (STS), together with an exceptional, unique range of eight holiday cottages and associated driveway, parking and gardens, creating a total area of around 2.64 acres (STS).

The farmhouse itself is of interesting architectural design and understood to be part of the Haigh estate formed by the Lord of the Manor at Grainsby Hall. The accommodation was recently extended to make a superb living/dining kitchen with extensive units, vaulted ceiling with skylights over the living area and lovely views over the gardens. At the same time, the lounge was extended at the front creating a large walk-in bay with views across the deep front garden.

The rooms are well presented with many character features, and the master bedroom has a balcony to enjoy the setting and the sunshine which crosses the main front elevation. The house has brick-faced principal walls beneath pitched timber roof structures covered in concrete tiles and heating is by an oil central heating system with a Grant combination boiler. The windows have been replaced with uPVC double glazed units which have a pale green external finish and a white internal finish.

The cottages are positioned in two buildings away from the owner's house and have a separate fenced long gravel driveway and spacious parking areas. Each building has brick-faced walls under pantile roofs and the windows are double glazed with timber and some uPVC frames. Heating is by an oil-fired central heating system, most of the cottages having independent boilers and controls.

There is a bank of solar panels to the west-facing roof slope of the larger cottage complex which is contained within a sympathetically converted crew yard around a most attractive walled and gated courtyard. To the side of the courtyard there is a large, covered outdoor gaming and dining area with barbecue and pool table, whilst adjacent there is a laundry for guests and access to large, level gardens.

Each cottage has a unique character and theme with French doors onto patios, having outdoor tables and seating, while internally, the kitchens have oven, hob, microwave, refrigerator, toaster, kettle, cutlery, crockery, cafetiere, wine chillers, utensils, iron and ironing board. Some cottages have a dishwasher and freezer. The living areas have a flat screen television and wi-fi is available. Externally, the cottages have dusk to dawn lighting and the parking area includes an electric car charging port. A number of the doors and

floors in the cottages together with the restaurant window featured in the veranda/games area, were rescued from The Lifeboat Inn in Cleethorpes, when this was closed.

Further details of the cottages are provided below, and the cottage website can be viewed at <https://www.beechfarm.com>.

Directions

From Louth take the A16 road north for several miles, bypassing Fotherby village and continuing through Utterby. Go past the two right turnings into North Thoresby and carry on along the A16. Take the right turn signposted to Tetney (with the brown directional sign to Beech Farm Cottages below) along Station Road and proceed for approximately 1 mile until Beech Farm and Cottages are found on the left, again with associated holiday cottage signage.

ACCOMMODATION

(Approximate room dimensions for the farmhouse and cottages are shown on the floorplans which are indicative of the room layout and not to specific scale)

BEECH FARMHOUSE

Ground Floor

The main front entrance to the property is not presently in use and a pathway from the spacious parking area leads through a gate to the rear entrance. Here a part-glazed, (double-glazed) door with window adjacent opens into the:

Entrance Lobby

Sloping ceiling with Velux skylight window, ceramic-tiled floor and natural brick wall to one side. Coat hooks to wall plaque and wall light point. Square walk-through opening to the utility room and cloakroom/WC, part-glazed door with swirl patterned pane and tiled step up to the entrance hall.

Utility Room

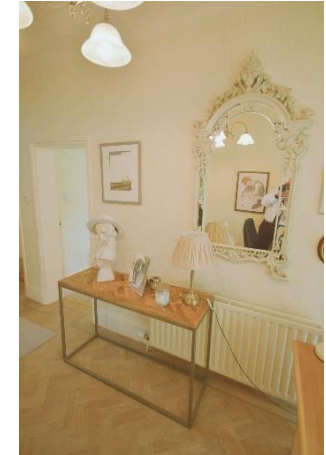
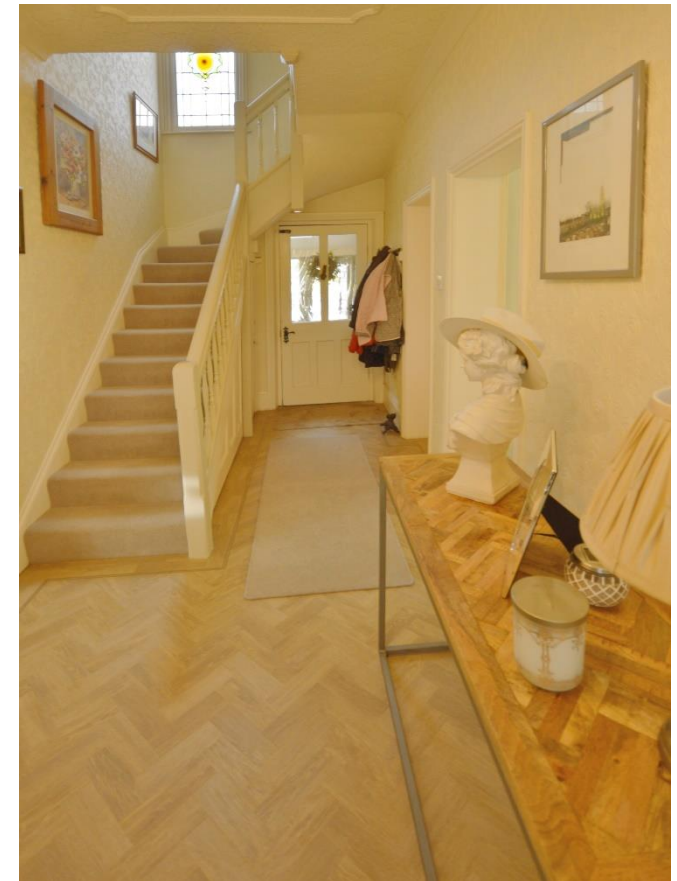
With an L-shaped, roll-edge work surface, space for under-counter appliances to one side and plumbing for washing machine. Single drainer stainless steel sink unit over oak-fronted base cupboards and drawer. Walled shelf, side window and sloping ceiling with lights. Ceramic-tiled floor.

Cloakroom/WC

With colour-washed brick walls, white low-level WC and a latch door with window pane from the entrance lobby.

Entrance Hall

A spacious reception area with staircase having spindle balustrade leading up to the first floor. Painted side panelling to the staircase and four-panel door to an understairs store cupboard with light and containing the electricity meter, together with consumer unit having MCBs. Oak-effect luxury vinyl tiling with border, multi-pane front door and glazing with bevelled panes from floor level, double radiator and decorative moulding to ceiling with a rose to the ceiling light point. The front area of the hallway is a study/office area for the current owner. Painted four-panel doors lead off and the rear hall is naturally lit by a decorative leaded window above the upper staircase kite-winder steps. There is a smoke alarm and an inner three-pane window to the:





Lounge

An attractive and spacious room with a large walk-in bay on the front elevation, having pelmet to the window which presents beautiful views across the deep front garden. Moulded coving extending around the room, wide shaped feature archway, two ceiling light points and three wall light points. Feature cast iron and ceramic-tiled fireplace with marble hearth, open grate and a painted, carved pillared surround with mantel shelf. Two side windows and two double radiators.



Dining Room

A second spacious reception room, sometimes used as a ground floor bedroom by the present owner. Walk-in bay window to the front elevation enjoying the same open views across the deep front garden, as from the lounge. Moulded coving to the ceiling with a large circle moulded around the rose for the ceiling light point. Double radiator, heavy stone-lined fireplace with stone arch over a quarry-tiled hearth and cast-iron stove inset with folding doors. Adjacent is a shaped archway over two double base cupboards with painted finish and there is a large side window with blind above.







Living/Dining Kitchen

An extremely impressive and spacious room of contemporary theme. Extended at the rear with vaulted ceiling and four Velux skylight windows to create the dining and seating areas which enjoy some stunning views over the formal landscaped gardens to the rear, through double-glazed French doors.

The kitchen area is fitted with an extensive range of units finished in French grey and these extend into the rear extension in slightly contrasting style, comprising multiple base cupboards and drawers to include deep pan drawers, wall cupboards with two illuminated glazed display cabinets and corner shelf units, two tall larder cupboard units with sliding metal racks and an island unit with cupboards beneath.

There are slate style, roll-edge work surfaces with Metro type ceramic-tiled splashbacks while the island unit has an oak block work surface. The room is extremely well lit with a combination of wall light points, four pendant ceiling lights, LED downlighters and natural light from windows to each side elevation.

Built into the kitchen there are appliances comprising an integrated faced refrigerator, full-size integrated faced dishwasher, a wine cooler and a Rangemaster classic range cooker in green and black with ovens, grill and warming drawer set into a ceramic-tiled surround with cooker hood over having downlighters. Moulded coving to the inner kitchen area and digital central heating programmer.





View from the Living Area of the Kitchen

First Floor Landing

The painted spindle balustrade with turned newel post extends from the staircase to form a gallery with the attractive window as previously mentioned to the rear elevation. Six-panel doors lead off to the bedrooms and bathroom.

Bedroom 1 (front)

A spacious, light and airy double bedroom with window to the front and side elevations having fitted blinds. The bedroom enjoys some beautiful views over the deep landscaped front garden. Double radiator, coved ceiling with moulding around a decorative rose to the light fitting.



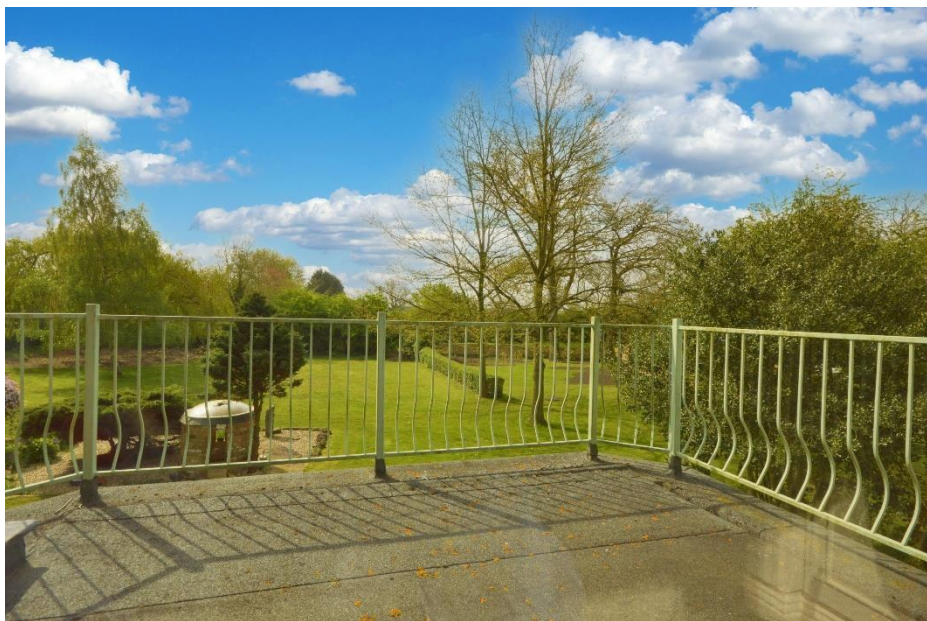


Bedroom 2 (front)

Another spacious double bedroom with a full-length range of built-in wardrobes fitted with part-glazed doors and stepped in the centre to include clothes hanging areas and shelving. Moulded dado rail, coved ceiling with rose to the ceiling light point and front window from floor level with hardwood step up to a French door leading onto the balcony with wrought iron railings. From the balcony there is a superb south view across the deep lawned front garden.

Bedroom 3 (rear)

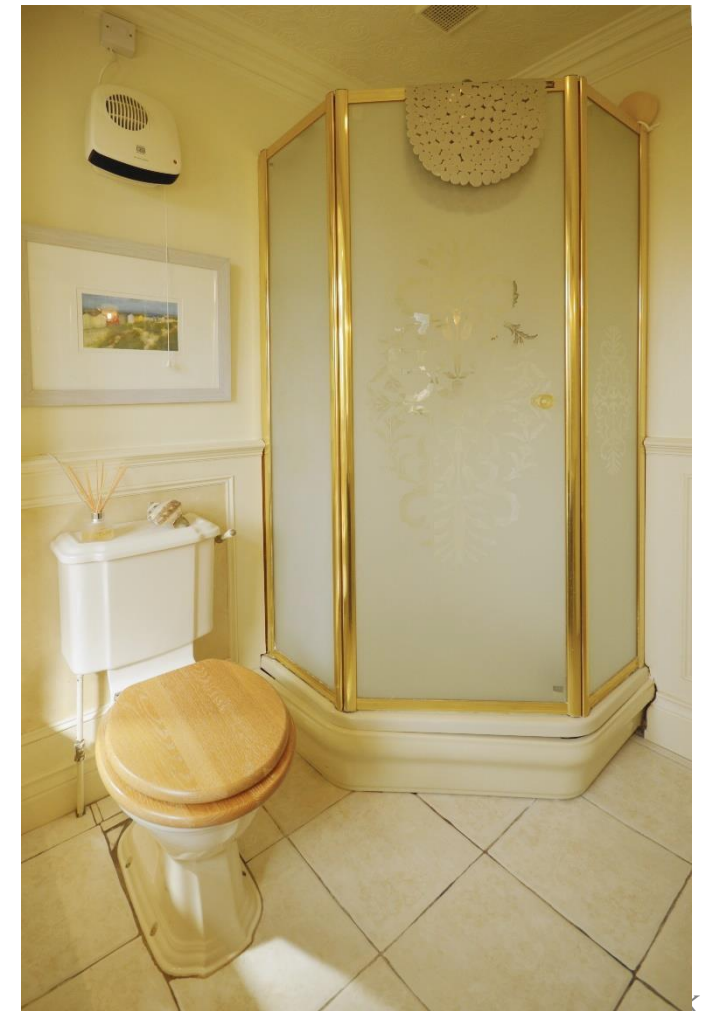
Presently used as a dressing room by the present owner but easily a good size bedroom with a painted range of single and two double wardrobes, drawers beneath and fitted internally with clothes rails and shelving. Window to the side and rear elevations with blinds, double radiator, coved ceiling with rose and trap access to the roof void. This bedroom enjoys an outlook across the impressive, landscaped garden at the rear.





Bathroom

Luxuriously appointed with a cream-coloured suite, light-coloured décor and wall panelling. Set into an ornate panelled enclosure with moulded pillars and a large mirror to each side with LED downlighters over, is the double-ended bath with Period style mixer tap and shower handset. Shaped pedestal wash basin with twin wall lights over and a painted open fronted cabinet with glass shelves and mirror inset. Low-level WC and angled screens and door to a shower cubicle with wall mounted shower unit. Ceramic-tiled floor, radiator, wall mounted electric fan heater and extractor fan.





THE HOLIDAY COTTAGES

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



COTTAGE NO. 1 BUTTERMILK

From the courtyard, the entrance has part-glazed double doors with decorative leaded panes depicting owls and opening into the:

Living Room

Feature parquet floor, staircase leading off with pine spindle balustrade and turned newel posts, rear double-glazed French doors and window on the front elevation. Pine six-panel door to a cloaks-cupboard with fitted clothes rail and shelf. Two radiators, two ceiling light points and three wall light points.

Dining Kitchen

With a range of units with light oak facings and comprising base cupboards and drawers, roll-edge textured work surfaces with ceramic-tiled splashbacks including decorative fruit patterned tiles, acrylic one and a half bowl single drainer sink unit and mixer tap. Built-in electric oven, four plate hob and canopy hood over with downlighters. Decorative ceramic-tiled floor, under-counter refrigerator, washing machine and tumble dryer. Electricity consumer unit, radiator, smoke alarm and ceiling light over the dining area, together with a further high-level ceiling light. Wall cupboard units including two glazed display cabinets. Side window and digital central heating programmer.





Ground Floor Bedroom

A good size double bedroom with a hardwood block floor, radiator and rear window overlooking the garden area. Part-sloping ceiling with ceiling light and pine six-panel door to a recessed wardrobe with clothes rail.

En Suite Shower Room

With a ceramic-tiled and glazed shower cubicle having shower mixer unit and handset, white bracket wash hand basin and low-level WC. Ceramic-tiled walls, ceramic-tiled floor, radiator and extractor fan.

First Floor Landing

With spindle balustrade extending from the stairwell to form a gallery and rear sloping ceiling above the staircase with a Velux window. Trap access to roof void. Pine floorboards extending throughout the first-floor rooms. Radiator, ceiling light and smoke alarm.

Bedroom 2

A spacious double bedroom with part-sloping ceiling, front Velux window and rear dormer window. Ceiling light, radiator and garden views.

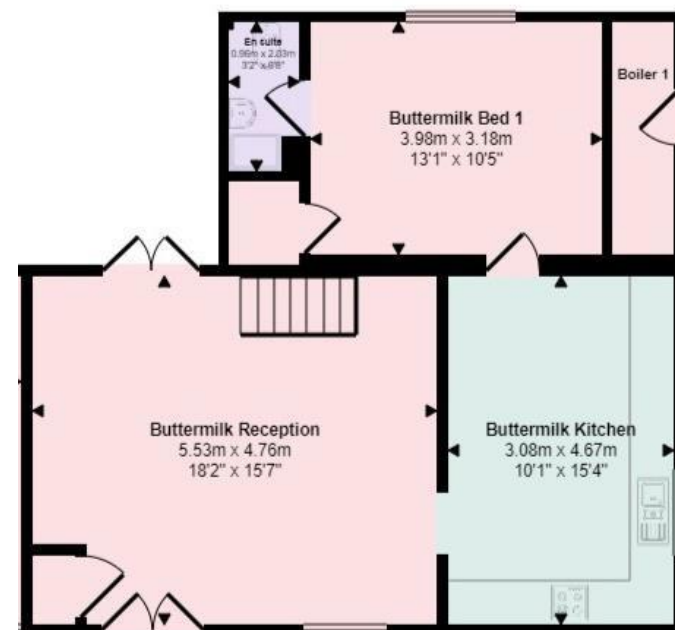
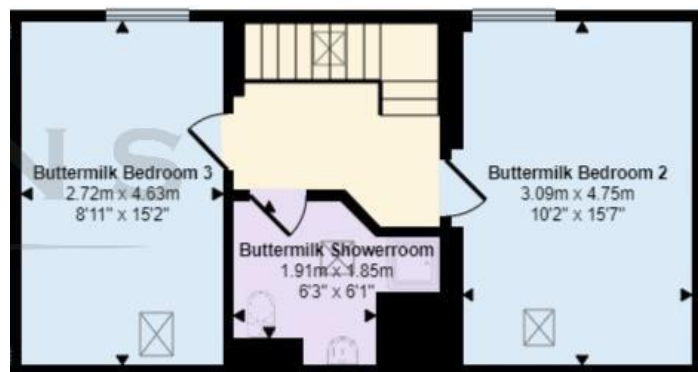


Bedroom 3

Presently a twin bedroom with part-sloping ceiling and front Velux window. Radiator, ceiling light point and rear dormer window.

Shower Room

White suite of low-level WC, pedestal wash hand basin and recessed ceramic-tiled and glazed shower cubicle with a shower mixer unit and handset. Ceiling downlighters, extractor fan, part ceramic-tiled walls and radiator. Wall mirror over the wash basin with shaver light.



COTTAGE NO. 2 - DAISY

Approached from the courtyard through double part-glazed doors with decorative panes featuring ducks. The doors open into the:

Sitting Room

With hardwood laminated flooring, radiator, front and rear window and rear double-glazed French door onto the patio. Ceiling light and four wall lights. Double pine doors to a cloaks cupboard opposite the entrance.

Dining Kitchen

Fitted with base and wall units having a light oak facing and work surfaces with ceramic tile splashbacks. Built-in electric oven, four-plate hob and canopy cooker hood with downlighters. Hardwood laminated floor covering, radiator, ceiling light and rear window. Central heating programmer and refrigerator under the staircase. The corner staircase has a spindle balustrade and leads to the first floor via kite-winder turning steps.

First Floor

Gallery Landing

With spindle balustrade extending from the staircase around the stairwell and having a mid-level front multi-pane window and a Velux skylight window to the sloping ceiling over. Heavy oak door to the bedroom and part-glazed matching door to the shower room.





Bedroom

A large double bedroom with pine floorboards extending through from the landing. Welsh ceiling with Velux skylight window to the front slope and dormer window to the rear presenting open views. Radiator and ceiling light.

Shower Room

With a white suite of low-level WC, pedestal wash hand basin and a corner ceramic-tiled and glazed shower cubicle with Aqualisa shower mixer and handset. Part ceramic-tiled walls, radiator, rear Velux skylight window, wall mirror and shaver light. Pine floorboards, ceiling light and extractor fan.



COTTAGE NO.3 - CLOVER

Approached from the courtyard with part-glazed double doors having decorative panes featuring swans and opening into the:

Sitting Room

With an oak laminate floor extending through to the kitchen, a radiator, ceiling light and four wall lights. Rear double-glazed French doors with side panels to the outside patio area. Square walk-through opening to the:

Dining Kitchen

Fitted with a range of base and wall units having light oak facings and to include two glazed wall display cabinets and corner shelves. Work surface with one and a half bowl sink unit inset, electric oven, ceramic hob and canopy cooker hood with downlighters. Free-standing refrigerator, ceiling light and two wall lights. Side window and uPVC double-glazed French doors to the patio area outside. Views over the patio to open fields belonging to the property beyond. Corner consumer unit, wall programmer for the central heating system and staircase with spindle balustrade, together with turned newel posts to the first floor. Dado oak panelling along the rear wall and extending by the staircase. Radiator and smoke alarm.





First Floor Landing

With heavy oak doors leading off, pine floorboards and a rear Velux skylight window. Smoke alarm and trap access to the roof void.

Bedroom 1

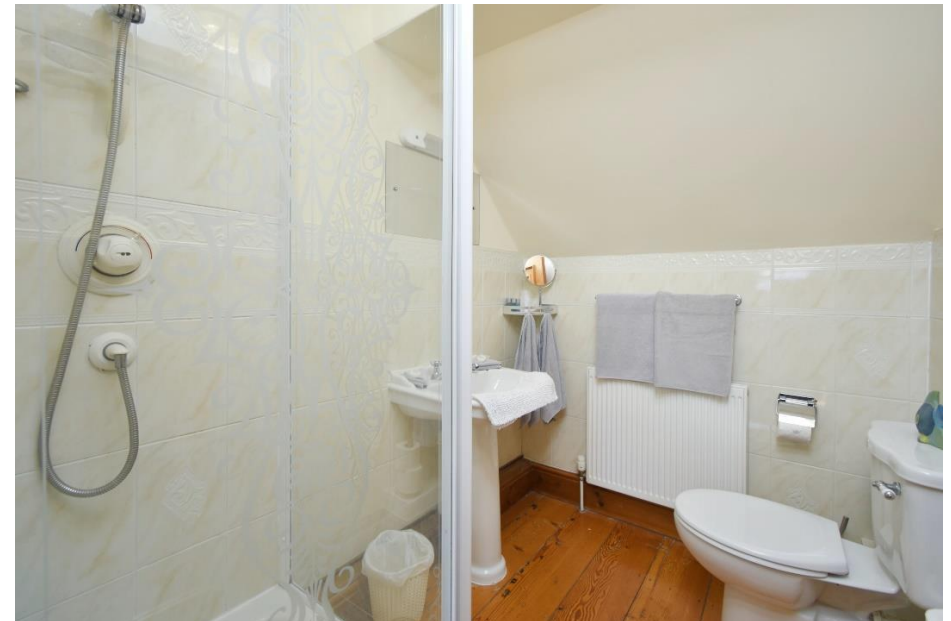
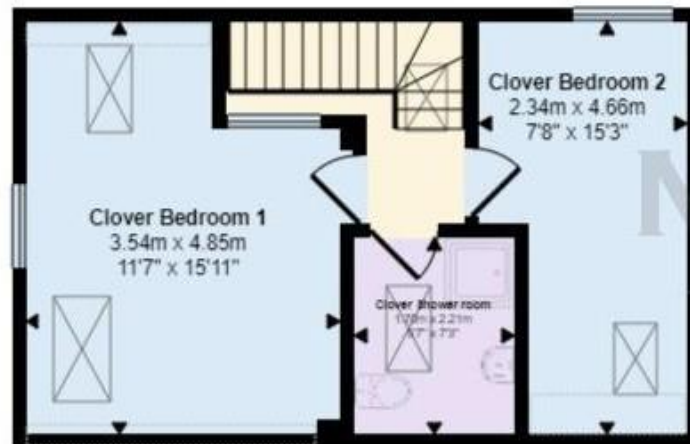
A spacious double bedroom with pine floorboards, a superb feature coloured leaded glass window to the staircase adjacent and a Velux skylight window to the front and rear ceiling slopes. Side window with field views, radiator and a tall mirror fitted to the back of the door.

Bedroom 2

Presently a twin bedroom with pine floorboards, oak door with tall mirror from the landing, radiator, front Velux skylight window and rear dormer window.

Shower Room

White suite of low-level WC, pedestal wash hand basin and corner glazed and ceramic-tiled shower cubicle with an Aqualisa mixer unit and handset. Part ceramic-tiled walls, radiator, part-sloping ceiling and light. Velux skylight window, wall mirror and shaver light over the wash basin and an obscure glazed panel to the oak door.



COTTAGE NO. 4 - PASTIMES

From the courtyard, part-glazed double doors open into the:

Open Plan Living and Dining Kitchen

With raised gallery on four posts accessed via a pine ladder and surrounded at the top by a spindle balustrade.

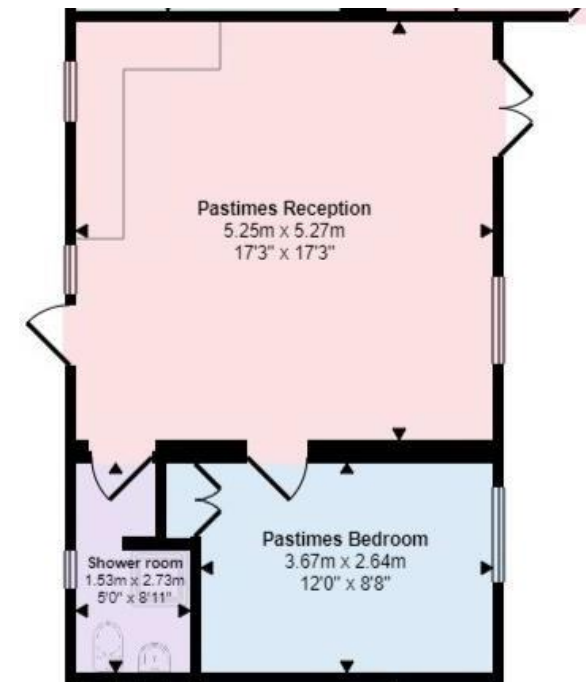
The kitchen units are finished in light oak and comprise base and wall cupboards, work surfaces with tiled splashbacks, built-in electric oven and ceramic hob with cooker hood and downlighters over, free-standing refrigerator and single drainer, one and a half bowl sink unit. Wall lights and window above the wash basin providing views. Ceiling downlighters, luxury vinyl tiled flooring in oak style with border, front window and rear uPVC double-glazed French door to the patio area outside. From here there are field views beyond the hedge to the rear of the patio. High semi-vaulted ceiling, ceiling lantern, two radiators, corner wall lantern and two wall uplighters. Wall-mounted central heating programmer.

Double Bedroom

Hardwood laminated floor covering, radiator and front window facing the courtyard. High semi-vaulted ceiling with pendant light.

Shower Room

White suite of low-level WC and shaped pedestal wash hand basin with corner glazed and ceramic-tiled shower cubicle having an Aqualisa mixer unit and handset. Ceramic-tiled floor, radiator and part ceramic-tiled walls. Mirror with shaver light, rear window with tiled sill, wall light and ceiling light. Extractor fan



COTTAGE NO. 5 — MILKMAID (PRESENTLY THE MANAGER'S ACCOMMODATION AND OFFICE)

From the courtyard, part-glazed double doors open into the

Open-Plan Dining-Kitchen and Living Area

Hardwood laminated floor covering and pine four-panelled door to a built-in cloaks cupboard. Front window and two side windows together with rear uPVC double-glazed French doors to outside. High semi-vaulted ceiling with chandelier and three wall light points. The kitchen units are finished in light oak and comprise base and wall cupboards, deep pan drawer, stainless steel one and a half bowl sink unit with mixer tap to the work surface and a built-in electric oven with ceramic hob and canopy hood with downlighters. Under-counter refrigerator, two radiators and electricity consumer unit, together with the meter at high level in the corner. Central heating programmer.





Bedroom

A double bedroom with hardwood laminated floor covering extending through from the living area. Radiator, front window and high part-sloping ceiling with chandelier. Trap access to the upper roof void. Pine four-panel door to a recessed wardrobe with clothes rail.

Shower Room

With ceramic-tiled floor and part-tiled walls. White suite of low-level WC, shaped pedestal wash hand basin and a ceramic-tiled and glazed shower cubicle with Aqualisa mixer unit and handset. Rear window with tiles around a granite sill, high part-sloping ceiling with wall light, further light and extractor fan. Radiator, mirror and shaver light over the wash basin.



COTTAGE NO. 6 - OAK

Entered from a flagstone garden area enclosed by capped, split-level walls incorporating a cartwheel feature and wrought iron railing. A uPVC double-glazed door with side window from floor level and canopy to a porch over, having downlighters, opens into the:

Living/Dining Kitchen

With a modern range of units finished in oak with metal handles and comprising base cupboards, integrated washing machine, slimline dishwasher and refrigerator. Built-in electric oven with grill, ceramic hob and faced pull-out cooker hood with light. LVT oak style floor covering, radiator, front window and coved ceiling with chandelier, in addition to two wall lights.

Low ceiling over the kitchen units with LED downlighters. Four-panel door to corner cupboard containing consumer unit with power points and storage. Central heating programmer.





Bedroom

A double bedroom of good size with diagonally laid luxury vinyl tiled floor incorporating a border in oak style. Radiator, coved ceiling, smoke alarm and eye-level internal decorative leaded window with coloured feature panes. Coved ceiling with light point and two wall lights.

Shower Room

White suite comprising low-level, dual-flush WC, pedestal wash hand basin and splash-boarded, marble style shower cubicle with glazed screen and door, together with a chrome shower mixer unit and handset. Light-operated extractor fan, ceramic-tiled floor and part ceramic-tiled walls with splash boarding over. Chrome ladder style radiator/towel rail, wall mirror and light over.

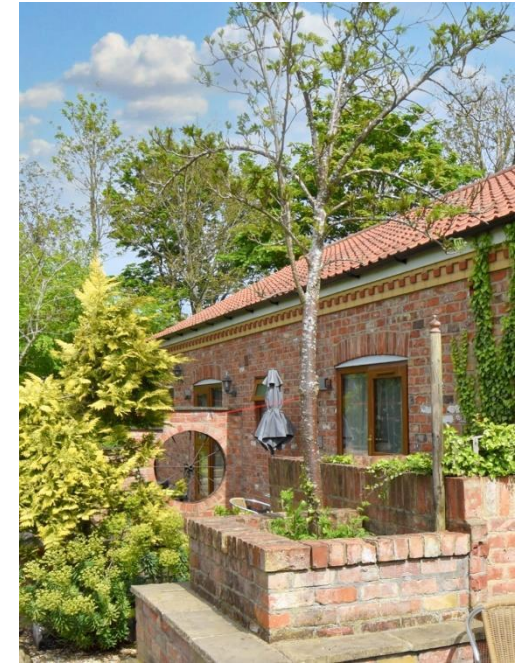


COTTAGE NO. 7 — LAVENDER

With a uPVC double-glazed door and side window from floor level into the:

Open Plan Dining Kitchen, Lounge and Raised Bedroom

With oak floor, LED ceiling downlighters, central heating thermostat, radiator and smoke alarm. The kitchen units are finished in oak and comprise base cupboards and drawers, roll-edge work surface with ceramic tile splashback, matching wall cupboards and glazed display cabinet. Built-in Stoves stainless steel and glazed oven with ceramic hob over and canopy cooker hood with downlighters. Rear stable type double-glazed French door with double-glazed side panel. Built-in utility cupboard with six-panel door and stacked washing machine, together with tumble dryer. Steps up to the raised bedroom area with space for a double bed and spindle balustrade surrounding. Stepped and curved ceiling over.



Bathroom

With a white suite comprising an inverted P-shaped panelled bath with glazed curved screen and shower mixer with handset; pedestal wash hand basin with lever tap, mirror and shaver light over and low-level, dual-flush WC. Ceramic-tiled floor, part ceramic-tiled walls, LED downlighters and extractor fan. Chrome ladder style radiator/towel rail and rear window.

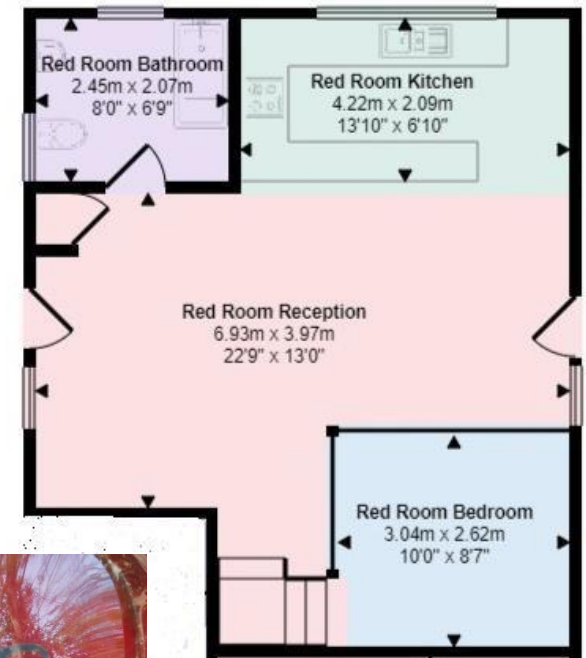


COTTAGE NO.8 — THE RED ROOM

With a distinctive “wow” factor and contemporary red decorative theme, this unique holiday cottage comprises a living area with raised double bedroom and semi open plan kitchen, together with a bathroom.

The Lounge and Dining Area

Has hardwood strip flooring in dark tones and a full mirrored door to an illuminated cloaks cupboard. There is a centre stainless steel pole with polished steel dome over incorporating colour change LED lights. 2 tall designer radiators in red and steps up with LED lighting beneath, and massive stainless-steel tubular and glazed balustrade to the raised bedroom area. The hardwood floor around the space for a king size bed has blue LED floor lights inset whilst the ceiling above has downlighters and a cartwheel style wrought iron light fitting with eight bulbs to the centre. Two wall lights, central heating thermostat, rear French double-glazed door with matching side panel to outside and beneath the bedroom floor there are built-in drawers for storage.





The kitchen area has a range of base cupboard units and a drawer unit, including integrated refrigerator and a dishwasher, all in red with long metal handles and extending to form a breakfast bar with chrome pillars and red LED downlighters over. Black ceramic tile splashbacks to the work surfaces with red glass mosaic border and tiled sill to the long side window. Stainless steel one and a half bowl, single drainer sink unit, built-in electric oven and four-plate hob with stainless steel splashback and a modern glass and stainless steel cooker hood over with downlighters. Large wrought iron cartwheel style light fitting supported by chains to the ceiling and having eight bulbs. Door in red panelling to a utility cupboard with washing machine and freezer over.

Bathroom

White suite comprising an inverted P-shaped panelled bath with curved glazed screen and shower mixer unit with handset and wall grip; low-level dual-flush WC and pedestal wash hand basin. Ceramic-tiled walls and floor in black with red glass mosaic tile boarder and tiled reveals to the side and rear windows which have roller blinds in red. LED wall mirror, chrome ladder style radiator/towel rail, ceiling downlighters and extractor fan.



THE COTTAGE AMENITY AREAS

The holiday cottages are approached over a long, tree-lined, gravelled driveway from a 5-bar gated entrance and the driveway and cottage gardens are screened from the owner's house by close boarded fencing with an inset vehicular screen gate and screen pedestrian doors into the grounds of the house. The driveway leads to the cottages and opens out to form a spacious parking and turning area for guests in front of both buildings.

Shaped oak double gates open into the courtyard enclosed by the original buildings which were the farm crew yard prior to conversion. Cottages 1 to 5 are positioned here along with an open fronted entertaining and gaming area, with a large stained-glass window depicting "Restaurant" at the centre. There are cast iron pillars where the space is open to the courtyard, a flagstone floor and cast-iron stove with hearth and curved brick side plinths.

The timber-beamed roof structure is open above with a high-level heater and lights to the beams including coloured string lights, wall lanterns and a 3-branch light over the pool table at one side. There is space under-cover for barbecue-dining if the weather turns and against the wall is a stone trough with lion's mask set into a stone wall above. Power points and water point inside this area. By the laundry room for guests adjoining this area there is a flagstone curved corner barbecue space with capped curved wall and a brick and stone barbecue with bench to the side and wall lanterns.







Laundry Room

Positioned to the front corner of the converted crew yard cottages with a Whirlpool super capacity tumble dryer, Bosch and Miele washing machines, under-counter refrigerator and an open fronted cupboard unit, together with tall unit to the corner. Roll-edge work surface with single drainer stainless steel sink unit, wall shelves and internal window to the covered dining and leisure area. Ceramic-tiled floor, strip lights and wall shelves.

The cottages and the above areas have a flagstone path and continuous step down into the gravelled courtyard with an access ramp. There is a feature circular pond with 5-globe centre pillar lamp and brick walled surround, and brick retaining walls to a raised shrubbery bed with tree fern and conifers with further raised beds by the cottages. A pathway leads under a pergola with climbing plants and there are various seating areas.

Boiler/Store Room

The second cottage building includes an integral store which houses the Santon insulated hot water cylinder and expansion vessel, together with the Boulter Buderus oil-fired central heating boiler with twin programmers over. Strip light and power points. As previously mentioned, the majority of the cottages have independent oil-fired boilers positioned externally, adjacent to each building.

The Courtyard

Enclosed on 3 sides by the first cottage buildings and tall brick wall at the front, the courtyard is a sheltered, landscaped amenity area for guests and is entered through the double gates from the parking area, or at one side leading to the second cottage building.

The centre of the courtyard is a sunken gravelled garden surrounded by flagstone pathways to the cottage entrances, with bench seats and a continuous stone step down. There is a large brick and stone walled centre water feature with a 5-globe streetlamp, a timber and trelliswork pergola with climbing plants, walled shrubbery and inset shrubs, pots and tubs, dining tables/benches, seating areas and a flagstone pathway across the gravel.

From the parking area in front of the courtyard, the gravelled driveway sweeps around the right side towards the second cottage building completed in 1999. Before the building is a paved forecourt with brick walled and clay tiled arches to left and right into the garden areas and cottage entrances. A pathway leads along the east side of the building to the cottage entrances and boiler/store with wall lanterns, a brick and flagstone wall to the lawn adjacent, and pillared steps up at the rear.

There is a large lawned garden area interspersed with many established trees on the west side of cottages 6 to 8 and to the rear of the courtyard cottages, with a wide gravelled area. Set into the lawn is a flagstone patio with a 5-branch ornamental streetlight and corner brick and stone pillars. Post and rail fencing along the boundaries to the rear and to the pasture land adjacent.

Each cottage has its own brick walled outside dining area with wall lanterns and the spaces by cottages 6 to 8 have ornate brickwork incorporating wrought iron insets, walled beds and flagstone paving. The rear cottage amenity area is separated from the house gardens by hedges and post and rail fencing, with a 5-bar gate for access.





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THE FARMHOUSE GARDENS AND DRIVEWAY



Just a few yards after entering the main driveway, an arched motorised sliding timber gate with steel frame gives access to the driveway which leads to the Farmhouse.

The Farmhouse stands well back from the road in beautiful mature grounds of around 1.4 acres (subject to survey) with a deep front lawn surrounded by established ornamental trees and mixed hedgerows. The wide gravel driveway sweeps along one side before opening to form a spacious parking and turning area at the side of the house.

The lawn is partly subdivided by low hedges with a brick walled shrubbery bed and walled circular gazebo with a domed roof. There are conifers and spring bulbs adjacent and a walk-through trellis archway with flowering clematis over leading to the main lawn. There is a flagstone pathway and patio around the front and side of the house and the main entrance (currently disused) comprising a multi pane glazed door and matching side panels with curved canopy roof over to the entrance hall.

On the east side of the house the lawn extends around a **Timber Garden Shed** and the oil storage tank on a circular brick-built plinth. Just a short way beyond is the hexagonal **Barbecue House**, an attractive building with Gable doorway and multi-pane windows with part-glazed door, benches to 5 sides around a centre barbecue with storage area under and chimney with hood over.

The Grant oil-fired central heating boiler is positioned externally adjacent to the kitchen wall.





The gardens at the rear are then landscaped to a high standard with Flagstone pathways, patio area with handrails by the kitchen French doors. Circular flagstone patio for a round outside table, raised timber decking for sunbathing furniture, slate beds with many conifer trees and a gravel seating area all interspersed with ornamental trees, shrubs and bedding plants. Beyond this there are further lawns with views across the open field to the north between the trees lining the grounds. Arched panel fencing and screen latch doors separate the farmhouse gardens from the driveways and garden areas surrounding the cottages.

Immediately to the rear of the house there is an attached brick and tile **Workshop** with bench to two sides, wall shelving, a rear single-glazed window, strip light and power point. The workshop is approached through a part-glazed door from the rear courtyard.







LOCATION, VIEWING AND INFORMATION

Location

The property is positioned in open countryside to the west of Tetney, a popular and sought-after country village approximately 8 miles to the south of Grimsby and 12 miles from the market town of Louth. The Kirmington airport is around 19 miles away from Tetney. There are local village facilities including the Plough Inn, a fish and chip shop, village shop, golf course and village hall. The church was built in 1363 and is dedicated to St Peter and St Paul. There are tourist attractions in Cleethorpes, around 6 miles away from the village and the area has many leisure and sporting pursuits including equestrian activities and centres. There is large indoor shopping centre at Freshney Place in Grimsby, while Louth stands on the fringe of the Lincolnshire Wolds area of outstanding natural beauty, and has numerous independent shops, may cafes and bars together with 3 markets each week.

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 supplemented by solar panels, whilst mains water is connected to the house and the cottages have a bore hole water supply with a backwash filter. Drainage is understood to be to the mains but please note that no utility searches have been carried out to confirm at this stage. The farmhouse is in Council Tax band D.



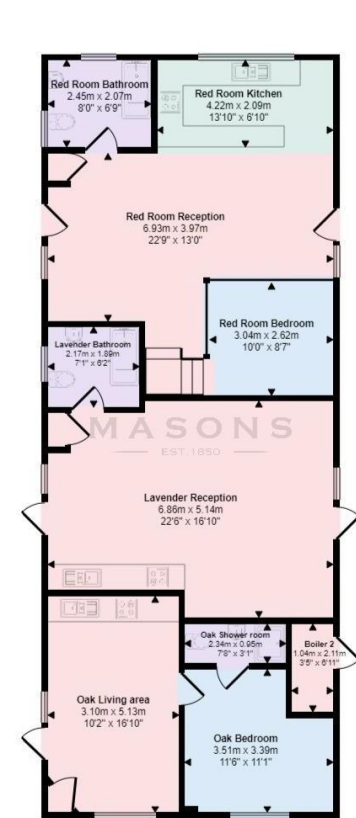
OVERALL FLOORPLANS — HOLIDAY COTTAGES



Cottages
Approx 228 sq m / 2454 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.



Cottages
Approx 121 sq m / 1307 sq ft


Denotes head height below 1.5m

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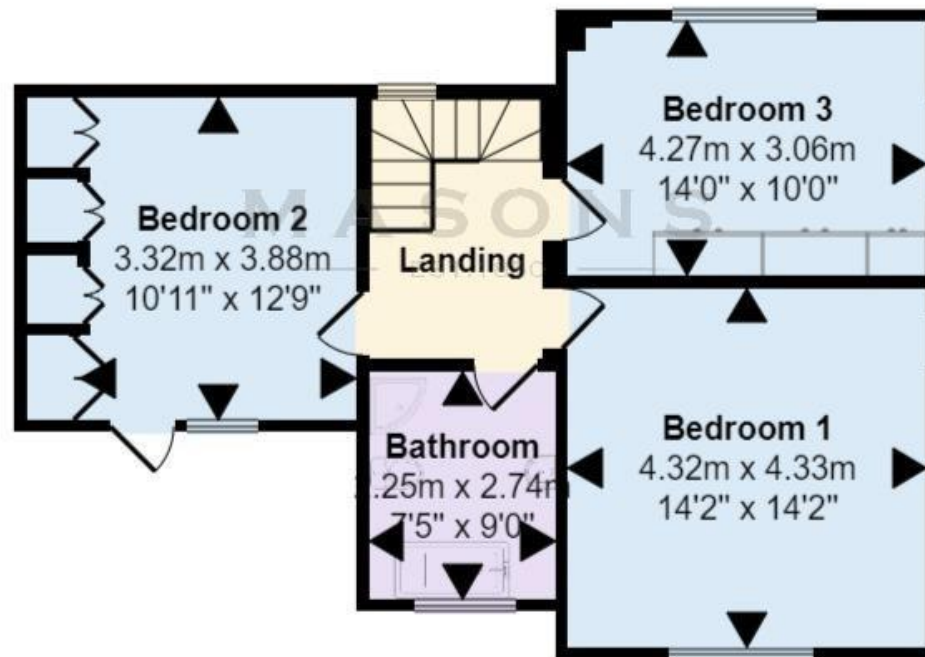
BEECH FARMHOUSE GROUND-FLOOR PLAN

Ground Floor
Approx 116 sq m / 1252 sq ft

 Denotes head height below 1.5m

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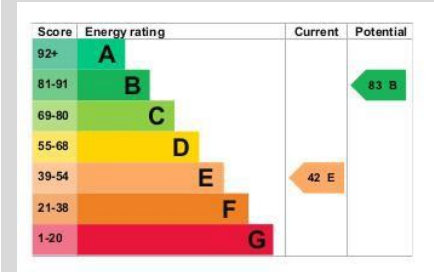
BEECH FARMHOUSE FIRST-FLOORPLAN AND EPC GRAPH



First Floor
Approx 63 sq m / 676 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.



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Important Notice

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give 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 Messrs Masons, Chartered Surveyors 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.