

An aerial photograph of a rural property. In the center, there is a large, long, single-story building with a red-tiled roof and several dormer windows. To its right is a smaller, two-story red brick house with a dark roof and a bay window. The buildings are surrounded by lush green lawns, numerous trees, and a winding path. In the background, there are large green fields and a dirt road. In the foreground, a paved road with a white car and a red van is visible.

Beech Farm & Cottages

Tetney, DN36 5HX

M A S O N S
— Celebrating 175 Years —

Beech Farm & Cottages

Tetney
DN36 5HX



Elegant Victorian farmhouse with 3 bedrooms
and 2 reception rooms

Eight fully furnished holiday cottages with
1–3 bedrooms each

Character courtyard with central fountain
and landscaped surrounds

Formal gardens of approx. 1.4 acres plus
cottage grounds

Planning consent for holiday use; trading
website included

Solar panels, oil-fired heating systems, and
EV charging point

Beautiful countryside setting just outside
Tetney

Tucked behind tree-lined gates and surrounded by rolling Lincolnshire countryside, Beech Farm and Cottages is more than a residence—it's a lifestyle opportunity of rare character and scale. At its centre is a handsome Victorian farmhouse, rich with heritage and thoughtfully modernised, while beyond lie eight individually themed holiday cottages arranged around a beautifully landscaped courtyard. Set in just over 2.6 acres of manicured gardens, with mature trees, lawns and charming entertaining spaces, this unique property invites its owners to live surrounded by nature, with the bonus of a successful holiday business woven seamlessly into the setting.

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

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At the heart of the estate stands the original detached farmhouse - an elegant Victorian residence of distinctive character, set within 1.4 acres (STS) of landscaped gardens. Inside, traditional features blend seamlessly with considered modern updates. The grand entrance hall, with its elegant staircase, oak-effect flooring, and panelled walls, sets a welcoming tone. Two bay-fronted reception rooms offer peaceful spaces for relaxation or entertaining, each with fireplaces, large windows, and views across the deep front lawn.



A showpiece kitchen-dining-living space forms the social heart of the home. With its vaulted ceiling, skylights, and French doors, it opens effortlessly to the gardens beyond. Bespoke French grey cabinetry, a central island, Rangemaster range cooker, integrated appliances and quartz-style worktops deliver style and function in equal measure.

Upstairs are three bedrooms, including a generous principal suite with a private balcony overlooking the south-facing lawn. The luxurious family bathroom features a freestanding tub, separate shower and ornate wall panelling, completing a home that is as functional as it is beautiful







“—
What if your next chapter
began with birdsong,
wildflowers and the sound
of laughter in the garden?
—”









Formed from the original crew yard and a later conversion, the eight self-contained holiday cottages each have their own personality, unique layout, and outdoor seating areas. All are fully equipped for self-catering, with modern kitchens, central heating, flat screen TVs, Wi-Fi, and charming design details.

1. Buttermilk – A spacious three-bedroom cottage with parquet flooring, large kitchen, and French doors leading to the garden. Upstairs offers two bedrooms and a second shower room, making it ideal for families.

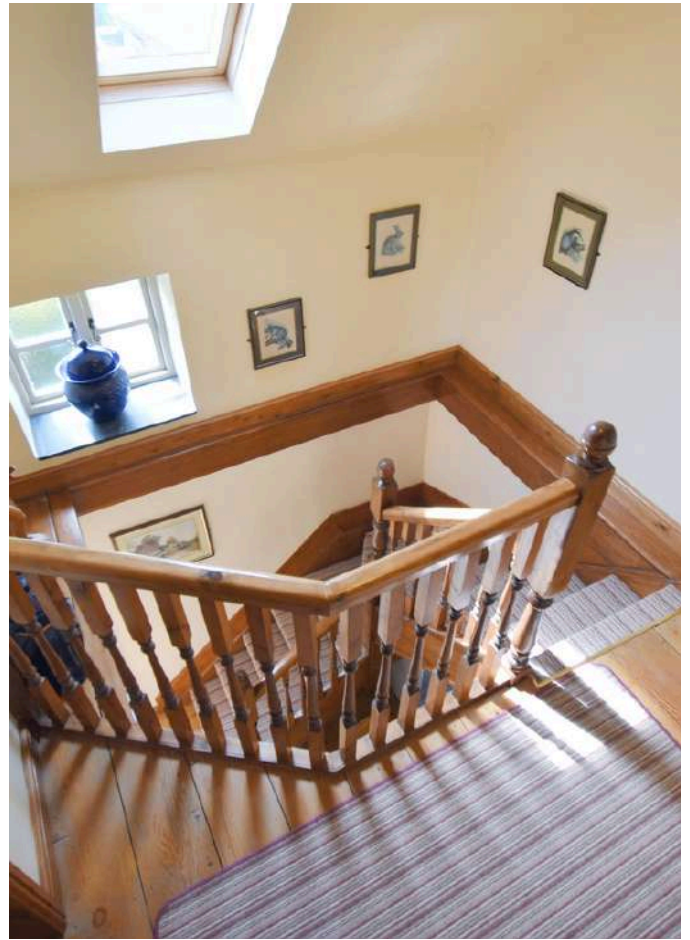
2. Daisy – A characterful one-bedroom cottage with vaulted ceilings, hardwood floors, and galleried landing. The first-floor bedroom enjoys field views and a well-finished en suite shower room.

3. Clover – A charming two-bedroom cottage with oak laminate flooring, stylish leaded windows, and both dormer and Velux windows upstairs. The lounge opens to a patio with uninterrupted countryside views.

4. Pastimes – A quirky one-bedroom cottage with a mezzanine gallery, oak-style flooring, and vaulted ceiling. The open-plan layout is enhanced by excellent light and thoughtful finishes.













5. Milkmaid – Currently used as manager's accommodation, this one-bedroom cottage features an open-plan kitchen/living area, chandelier lighting, and private rear patio.

6. Oak – Modern and spacious, with oak-finish kitchen units, integrated appliances and smart shower room. The LVT flooring and brickwork accents offer a contemporary twist.

7. Lavender – A romantic open-plan space with raised bedroom area, utility cupboard, and stable-style doors opening to a private terrace. The bathroom features an elegant P-shaped bath.

8. The Red Room – A bold, design-led cottage with vibrant red theming, LED lighting, a raised bed area with floor lights, and a contemporary kitchen and bathroom. Ideal for couples or a luxury short break experience











The cottages are arranged around a tranquil, walled courtyard with pergola, central fountain, seating areas, and mature planting. A covered outdoor dining and games area - with rescued stained glass, cast-iron stove, pool table and lighting - offers a magical entertaining space for guests.

A second courtyard leads to the later cottage complex with additional lawns and patio areas, each bordered by ornate brickwork, iron insets and hedging for privacy. There's a laundry room for guests, ample off-street parking, outdoor lighting, and even an electric car charging point.

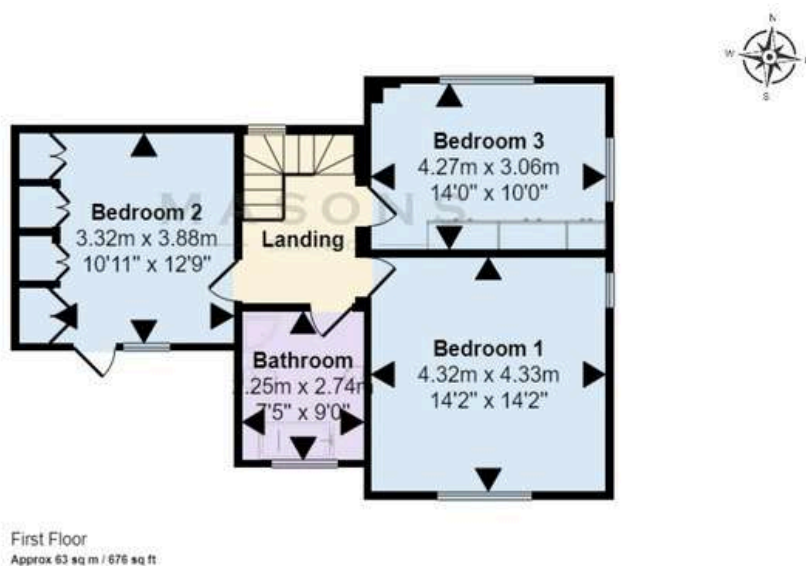
The private farmhouse gardens include a circular gazebo, flagstone patios, mature trees, and a barbecue house, with views extending across neighbouring pasture. A 5-bar gate divides the guest and private areas, ensuring peace and practicality







Main Farmhouse



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.

Cottages



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Tetney

Live the quiet life, beautifully



Nestled in the picturesque Lincolnshire countryside, Tetney is a charming village that seamlessly blends rural tranquility with modern convenience. Located just six miles south of Grimsby and eight miles north of Louth, it offers easy access to both the coast and the Lincolnshire Wolds. The village boasts a range of amenities, including a primary school, local pub, fish and chip shop, village store, golf club, Methodist chapel, church, and village hall. Nature enthusiasts will appreciate the nearby Tetney Marshes, a haven for wildlife and a designated nature reserve. With its rich history dating back to the Anglo-Saxon period, Tetney offers a unique blend of heritage and community spirit, making it an ideal location for those seeking a peaceful yet connected lifestyle.

Nearby, Louth is a vibrant market town that seamlessly blends history, culture, and natural beauty. Its bustling weekly markets, independent shops, and array of cafés, restaurants, and traditional pubs make it a hub of activity. Nestled on the edge of the Lincolnshire Wolds, the town offers easy access to scenic walks and bridleways, complemented by excellent leisure facilities, including a swimming complex, tennis academy, and golf club. Families benefit from highly regarded schools. Just seven miles from the picturesque Lincolnshire coast and the main regional business centres are in Lincoln (35 miles) and Grimsby (24 miles).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band D

Services Connected

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.

Tenure

Freehold

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.

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.

M A S O N S

EST. 1850

Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500



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