



Beech Farmhouse

Tetney

M A S O N S
— Celebrating 175 Years —

Beech Farmhouse

Tetney
DN36 5HX



Elegant detached Victorian farmhouse

Superb setting in 1.4 acres (STS)

Positioned well back from the road

Long driveway and spacious parking area

Rural location near popular Tetney village

Oil central heating system

uPVC double glazing, pale green externally

Wonderful landscaped gardens

Hexagonal barbecue house

Decking, patios, mature trees and planting

Holiday cottages adjacent are also for sale

3 double bedrooms and balcony

Superb extended living/dining-kitchen

Set well back within large, mature grounds of around 1.4 acres (STS) in a Lincolnshire countryside location, Beech Farmhouse is a lifestyle opportunity of rare character. This handsome detached Victorian farmhouse, rich with heritage and thoughtfully modernised, enjoys manicured gardens, with mature trees, lawns and charming entertaining spaces. A unique property with a superbly extended living/dining kitchen opening onto outside entertaining space. The adjoining holiday cottages are also for sale.

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The Property

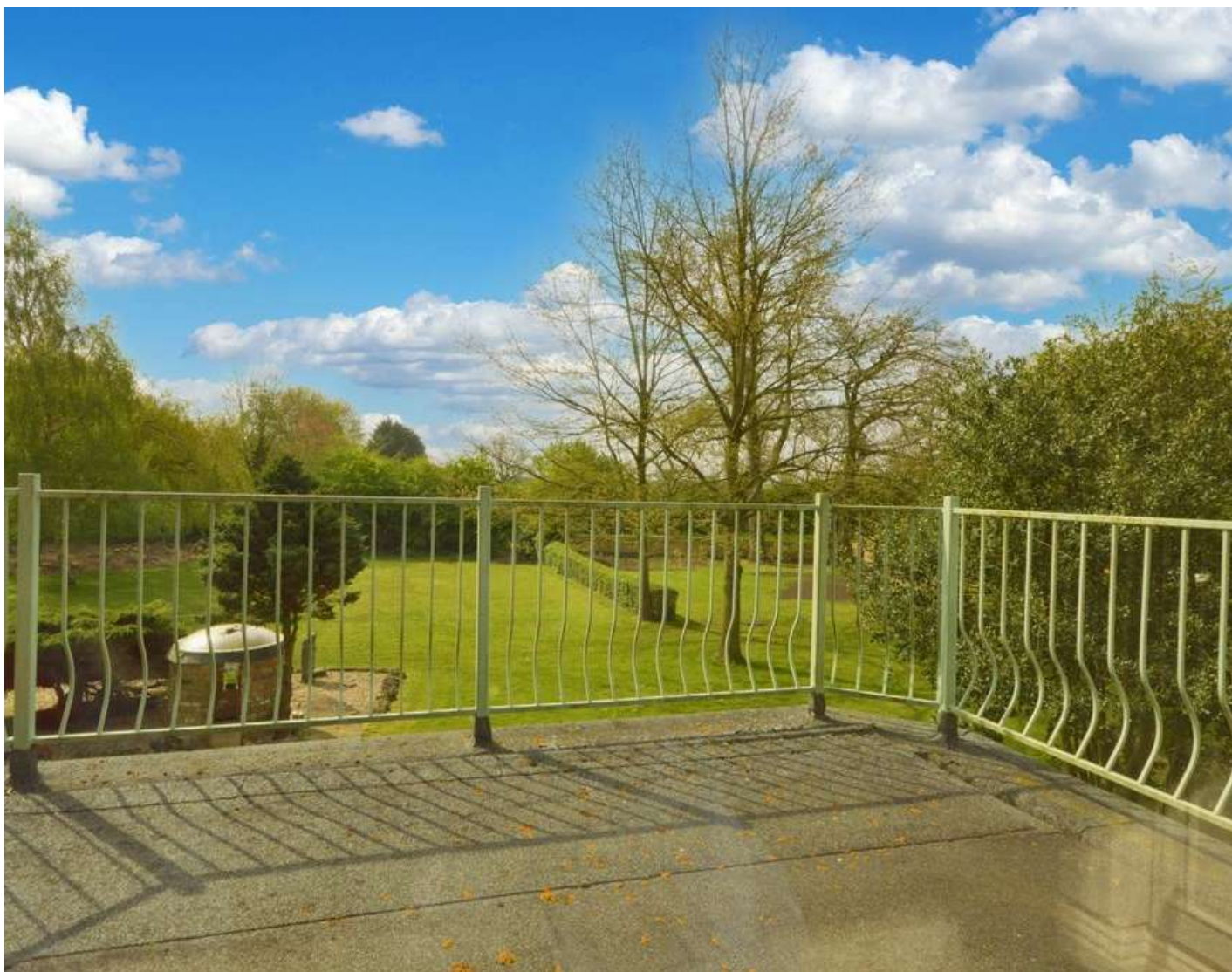
Originally a 19th century dairy farm, Beech Farmhouse now comprises a handsome individual detached house set in beautiful, landscaped gardens of around 1.4 acres (STS). The farmhouse is of interesting architectural design and understood to be part of the Haigh estate formed by the Lord of the Manor at 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 gardens are exceptional with some unique outbuildings and features.



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**, with sloping ceiling, 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, and part-glazed door with swirl patterned pane and tiled step up to the hall.

The **Utility Room** has 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. The **Cloakroom/WC** has colour-washed brick walls, white low-level WC and a latch door with window pane from the entrance lobby.

The **Entrance Hall** is 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.

The **Lounge** is an attractive and spacious room with a large walk-in bay on the front elevation, having pelmet over 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.







The **Dining Room** is 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.



The **Living/Dining Kitchen** is 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.

The side windows in the living area look out towards the intriguing barbecue house in the garden



From the hallway, the staircase leads up to the first floor with kitewinder upper stairs, to the:

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 is at the front of the house and is 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 is another spacious double bedroom at the front of the house 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 is at the rear and is presently used as a dressing room by the present owner but easily a good size double 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.





The **Bathroom** is 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.



Outside

Just a few yards after entering the main driveway to the cottages and farmhouse, an arched motorised sliding timber gate with steel frame gives independent access on the right to the long 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.

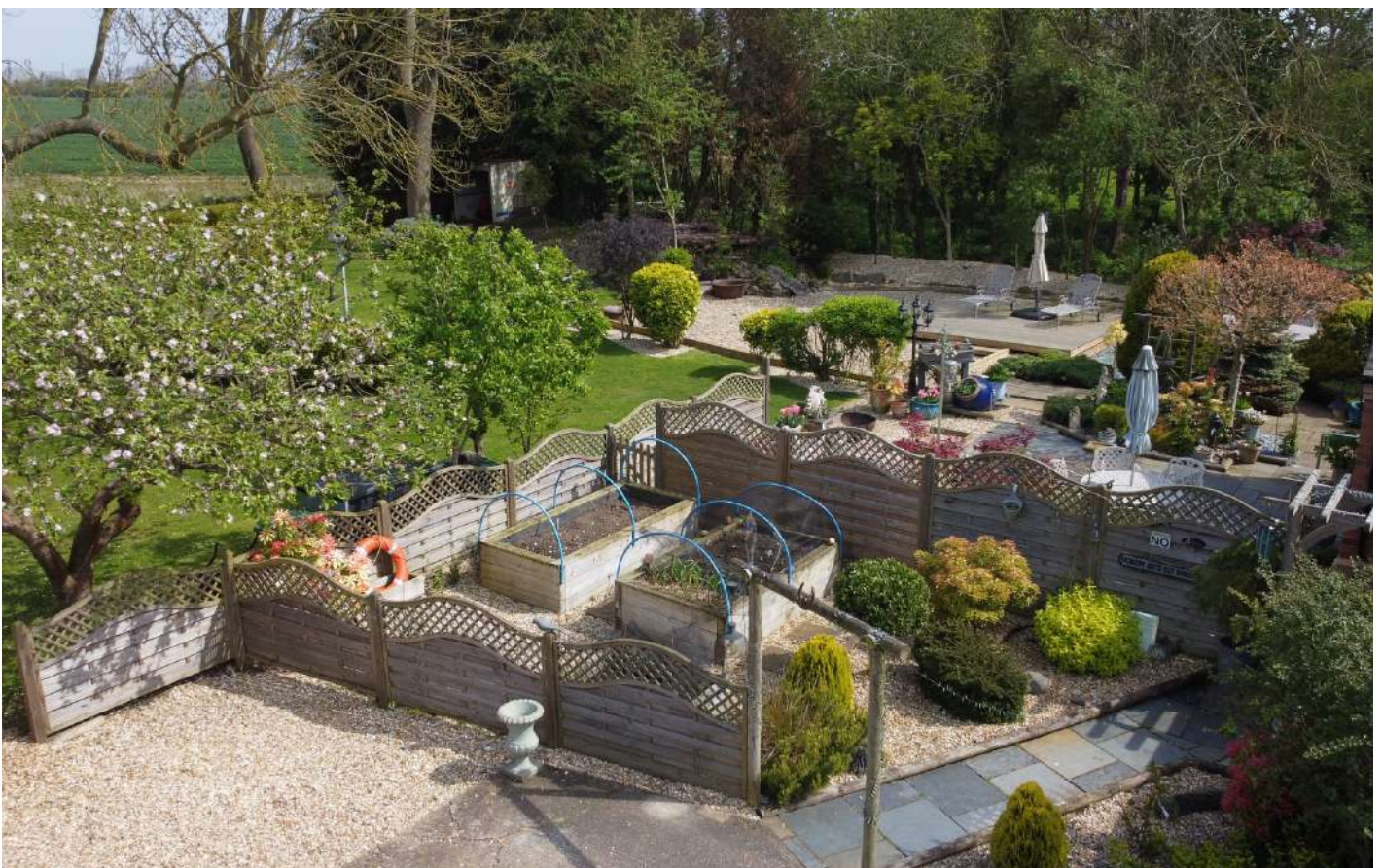
Just a short way beyond is the hexagonal **Barbecue House**, an attractive building with gable doorway, multi-pane windows and part-glazed door. Benches extend on 5 sides around a centre barbecue with storage area under and chimney with hood over.



The gardens at the rear are then landscaped to a high standard with Flagstone pathways and patio area with handrails by the kitchen French doors. A circular flagstone patio is ideal for a round outside table, and 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 to the rear garden area on the left side.

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



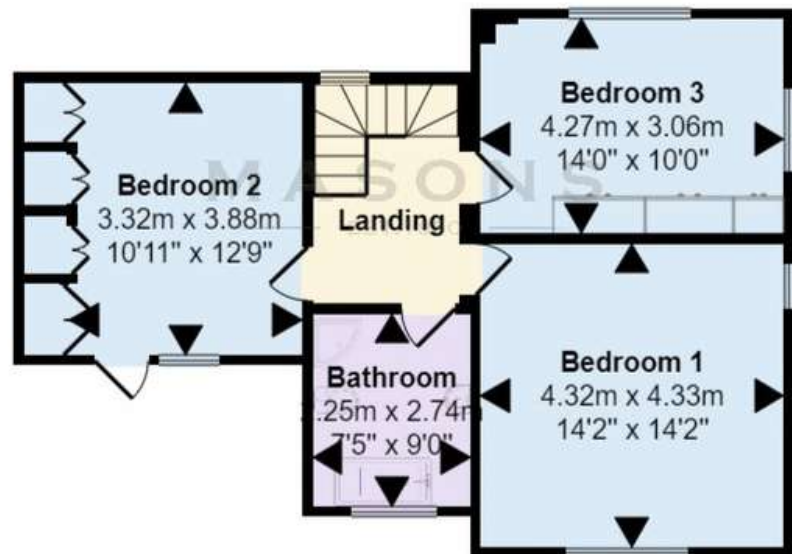




Beech Farmhouse Floorplans



Ground Floor
Approx 116 sq m / 1252 sq ft



First Floor
Approx 63 sq m / 676 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.

Tetney

Rural peace
and a
friendly community

Tetney is 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 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 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, many cafes and bars together with 3 markets each week.



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 (26 miles) and Grimsby (16 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, water and drainage but please note that no utility searches have been carried out to confirm at this stage.

Location

What3words: ///perfumed.launched.term

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 the entrance to Beech farm and the adjoining holiday cottages is found on the left.

Bear right to the farmhouse immediately after entering the drive

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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