



Bramble Cottage New Delights, Tetney, Lincolnshire, DN36 5PA
£650,000

Key Features:

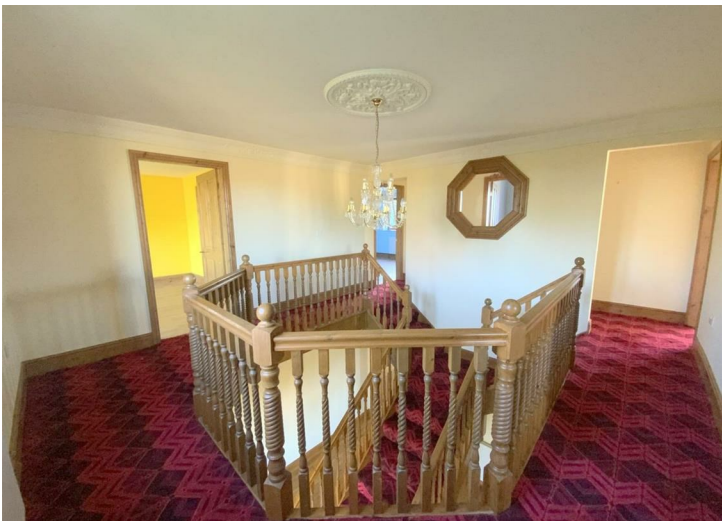
- VIDEO VIEWING AVAILABLE
- Substantial Four Bedroom Property
- Idyllic Setting To The Edge of Tetney
- Generous & Versatile Family Living
- Three Large Scale Reception Rooms
- Two En-Suites & Family Bathroom
- Extensive Private Gardens & Grounds
- Scope For Commercial Planning & Potential Equestrian Use

Occupying a secluded position on the outskirts of Tetney, this individually designed four bedroom property offers a unique lifestyle opportunity, set in 1.4 acres of gardens complete with its own fishing lake.

A unique hidden gem, Bramble Cottage is the quintessential country retreat, perfect for those seeking an idyllic and tranquil semi-rural lifestyle. The grounds are a particular feature of the property and offer excellent potential for equestrian use. In addition to the house, situated adjacent to the main dwelling, is a separate industrial outbuilding set on approximately 1.12 acres, complete with planning permission (N/178/00218/21) for the development of four units and a cafe, presenting an exciting business opportunity.

Set well back from the road, the property is approached by a long gravelled driveway alongside its expansive lawned gardens and picturesque fishing lake. Boasting substantial and versatile family living space of approximately 321 sqm, the accommodation comprises; entrance hall, three large scale reception rooms, study, a farmhouse style fitted kitchen, utility room, rear entrance lobby/bootroom, and wc. The first floor galleried landing leads to four well-proportioned bedrooms, two en-suites, and a family bathroom. A separate staircase leads to a large boarded loft storage room.

Whilst the property would benefit from some modernisation and remodelling, it provides an exceptional canvas to create a fine home, offering ample space, character and potential for enhancement.



LOCATION

Situated to the edge of Tetney, Bramble Cottage enjoys a semi rural setting, a short distance from the village centre, which offers a range of amenities, including shops, schools, local pubs, a church, village hall and golf club. Located approximately 8 miles to the south of Grimsby and 12 miles from the market town of Louth. The seaside town of Cleethorpes is around 7 miles away.

ENTRANCE HALL

14'8" x 14'6" (4.48 x 4.43)

LOUNGE

35'3" x 11'10" (10.75 x 3.63)

DINING ROOM

17'6" x 14'8" (5.34 x 4.48)

GAMES ROOM

27'3" x 19'8" (8.33 x 6)

STUDY

9'10" x 12'4" (3.02 x 3.76)

KITCHEN

21'9" x 12'3" (6.63 x 3.74)

UTILITY ROOM

6'7" x 5'1" (2.01 x 1.56)

REAR ENTRANCE LOBBY

12'7" x 8'10" (3.84 x 2.71)

WC

6'7" x 3'4" (2.02 x 1.03)

FIRST FLOOR LANDING

18'7" x 14'1" (5.67 x 4.31)

BEDROOM 1

16'1" x 11'10" (4.91 x 3.62)

EN-SUITE

8'9" x 6'4" (2.67 x 1.95)

BEDROOM 2

14'7" x 12'0" (4.46 x 3.67)

EN-SUITE

6'6" x 5'5" (1.99 x 1.66)

BEDROOM 3

17'5" x 12'4" (5.33 x 3.76)

BEDROOM 4

15'11" x 12'3" (4.86 x 3.74)

FAMILY BATHROOM

10'3" x 8'6" (3.14 x 2.61)

OUTBUILDING

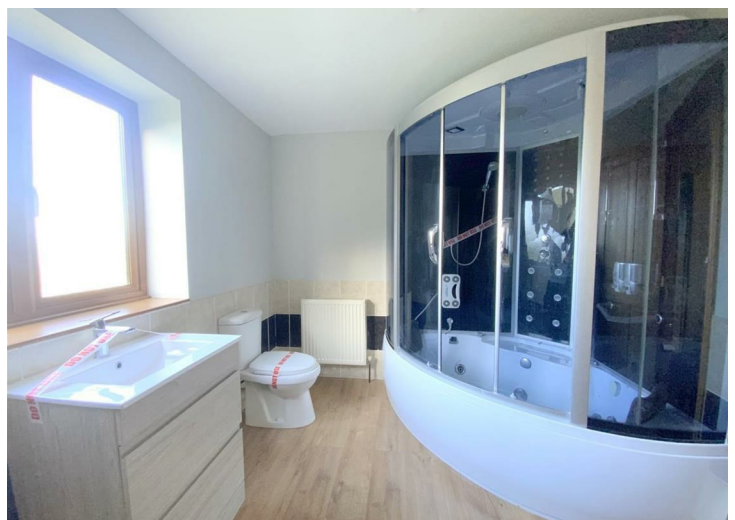
WORKSHOP

COUNCIL TAX BAND

D

TENURE

FREEHOLD

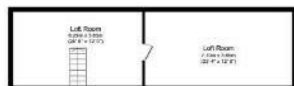




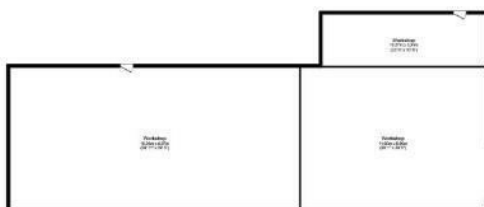
Ground Floor



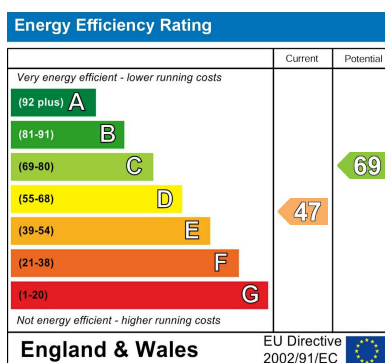
First Floor



Second Floor



Outbuilding



Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore