



## Corner Ways Hoop End Tetney, Lincolnshire DN36 5LB

Standing on a prominent corner position in the village of Tetney is this charming detached cottage which originally dates back to 1803 and has been in the same family for over 100 years. Corner Ways has extensive versatile accommodation ideal for assisted living/two families. Retaining many of its original features with accommodation including: Entrance hall/home office, lounge with original beams, fitted kitchen/breakfast room, sun room, two ground floor bedrooms, bathroom/wc and a workroom. To the first floor there are 3 further bedrooms and a second bathroom/wc. Enclosed garden plus a substantial gravel area to the side of the property housing a greenhouse and timber open store. Gas central heating system. Double glazing. Solar panel (owned)

**Offers Around £455,000**

- CHARMING COTTAGE
- DATING BACK FROM 1803
- TWO RECEPTION ROOMS
- WORK ROOM
- KITCHEN/BREAKFAST ROOM
- TWO G F BEDROOMS
- THREE F F BEDROOMS
- TWO BATHROOMS
- ENCLOSED GARDEN
- ADDITIONAL GARDEN TO THE SIDE



## ELEVATION SEEN FROM HOOP END



## ACCOMMODATION

### GROUND FLOOR

### MEASUREMENTS

All measurements are approximate.

### GROUND FLOOR

### ENTRANCE DOOR



### ENTRANCE HALL/HOME OFFICE

12'9" x 9'8" (3.91 x 2.96)

Approached via a wooden entrance door which is situated in the enclosed garden at the rear of the property. Timber glazed wooden window. Radiator. The spelled staircase leads up to the first floor which has open space beneath ideal for use as a home office.



### WORK ROOM/STORE

13'1" x 11'8" (4 x 3.58)

Two timber double glazed windows.



### SITTING ROOM

15'8" x 8'4" (4.78 x 2.56)

This cozy sitting room has a period tiled fire surround and hearth, a beamed ceiling, wall light points and radiator. Original small single glazed window giving borrow light to the sun room. Timber double glazed window to the front elevation. Open access leads into the:-



### SITTING ROOM

Additional photo



### UTILITY ROOM

9'8" x 8'2" (2.97 x 2.49)

Fitted with a modern range of white Shaker style base and wall units having contrasting work surfaces inset with a white resin sink unit with space beneath for washing machine. Grey tiled splash backs. Vinyl flooring. Double glazed timber window.



### SUN ROOM

14'4" x 8'6" (4.38 x 2.6)

With views over Hoop End via uPVC double glazed windows, this sun room has access into the lounge, sitting room and the ground floor bathroom. Vinyl flooring.



## LOUNGE

12'4" x 14'0" (3.77 x 4.29)

Part of the original cottage having a vaulted ceiling with dark stained beams and painted exposed brick walls. Radiator. Double glazed timber french doors leads out into the garden. A black cast iron log burner stands on a brick plinth to one corner of this lounge.



## LOUNGE

Additional photo



## KITCHEN/BREAKFAST ROOM

12'9" x 14'0" (3.91 x 4.29)

Fitted with a range of cream Shaker base and wall cupboards having beech block work surfaces and a Belfast sink unit. The slot in Leisure oven is included in the sale. The vaulted ceiling has a decorative beam, spot lights and a Velux window. Radiator. Ample space for breakfast table chairs. Vinyl flooring. Double glazed timber window and a wooden stable door. Double timber french doors leads into the lounge.



## KITCHEN/BREAKFAST ROOM

Additional photo



## INNER HALLWAY

### BEDROOM 1

14'2" x 13'3" (4.32 x 4.04)

Two timber double glazed windows. Radiator. Beams to vaulted ceiling.



### BEDROOM 2

13'9" x 10'2" (4.2 x 3.1)

Double glazed timber window. Radiator. Beams to vaulted ceiling. Useful storage cupboard.



### BATHROOM/WC

41 x 21 (12.50m x 6.40m)

With access from the inner hall and the sun room, this spacious bathroom has a free standing roll top bath with a hand held shower spray, a pedestal wash hand basin and a low flush wc. Radiator. Grey hand painted tongue and groove wall boarding to dado height. Vinyl flooring. Inset spot lights and Velux window to ceiling.



### BATHROOM/WC

Additional photo



### FIRST FLOOR

### LANDING



### BEDROOM 3

11'8" x 9'4" (3.57 x 2.85)

Double glazed timber window. Radiator.



### BEDROOM 4

6'9" x 12'6" (2.07 x 3.82)

Double glazed timber window. Radiator.



### BEDROOM 5

8'2" x 15'7" (2.49 x 4.77)

Steps leading down from the landing. Double glazed timber window. Radiator. Useful storage cupboard which houses the gas fired boiler. Door leads into the-



### BATHROOM/WC

9'10" x 8'3" (3 x 2.53)

Fitted with a suite in white comprising a panelled bath, a tiled shower cubicle, a pedestal wash hand basin and a low flush wc. The remainder of the walls are extensively also in white with dark grey grouting. Vinyl flooring. Radiator. Extractor fan. Double glazed timber window.



### OUTSIDE

### THE GARDENS

The property standing on a prominent corner plot with an enclosed WEST facing garden which is mainly lawned inset with numerous fruit trees and planted with an abundance of traditional English Country Gardens flowers giving an array of colour during the summer months. Situated close to the property is an underground spring. Included in the sale is the timber garden shed. An enclosed part of the garden is at present planted as a vegetable plot. With access from Hoop End is a large gravel area ideal for parking of number vehicles and has an erect timber open shed and a greenhouse.



### THE GARDENS



### THE GARDENS

Additional photo



### GRAVEL AREA



### TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

### COUNCIL TAX BAND

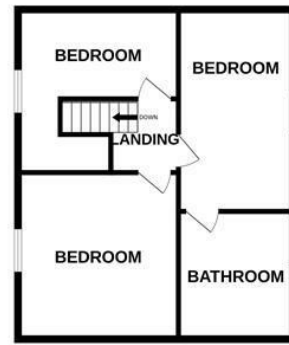
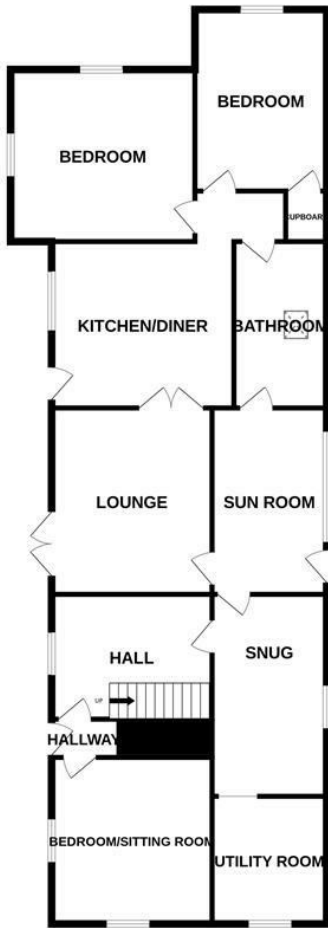
Council Tax Band C

### VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

### OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant 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. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.