



BRITISH  
PROPERTY  
AWARDS

2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT  
IN HORNCastle



**Orchard Cottage**  
East Road, Tetford, Horncastle. LN9 6QQ

**BELL**





## Orchard Cottage

### Tetford

Orchard Cottage is a beautiful two-bedroom semi-detached property in the attractive Lincolnshire Wolds village of Tetford. Modernised by the current vendors, the property enjoys a characterful cottage ambience, with modern fixtures, fittings and style throughout. Tilt shift sash windows are amongst the recent additions, as are the excellent kitchen and shower room. Complete with gardens to the front and rear, a range of outdoor patio spaces and driveway with parking for multiple vehicles, a viewing is essential to appreciate this wonderful Lincolnshire home.

#### ACCOMMODATION

Entered to the side through composite double glazed obscure door with window alongside to:

**Dining Room** with carpeted floor, radiator, ceiling light. Open doorway to:

**Lounge** having uPVC double glazed sash bay window to front aspect; electric fire set to painted brick surround with oak mantle, carpeted floor, radiator, TV point, ceiling light and power points.

**Breakfast Kitchen** having uPVC double glazed sash windows to side and rear, stable door to side aspect; a good range of modern storage units to base and wall levels, composite sink and drainer set to wood worktop, further worktop and breakfast bar, space and connections for under counter washing machine, Indesit oven, four ring induction hob and integrated fridge-freezer, Wood effect flooring, radiator ceiling lights and power points. Doors to cloakroom and to:

**Bathroom** having uPVC double glazed obscure sash window to rear aspect; panel bath with Triton electric shower over, pedestal wash hand basin. Wood effect flooring, radiator, storage cupboard with louvre doors and ceiling light.







**Cloakroom** with uPVC double glazed obscure sash window to rear aspect; low level WC, radiator, wood effect flooring and ceiling light.

Up carpeted stairs to:

### First Floor

**Landing** with carpeted floor, ceiling light and doors to first floor accommodation.

**Bedroom 1** with uPVC double glazed sash windows to front aspect; wood flooring, radiator, ceiling light and power points.

**Bedroom 2** with uPVC double glazed sash window to rear aspect; carpeted floor, loft access hatch, built in storage space, wall light, radiator and power points.

### OUTSIDE

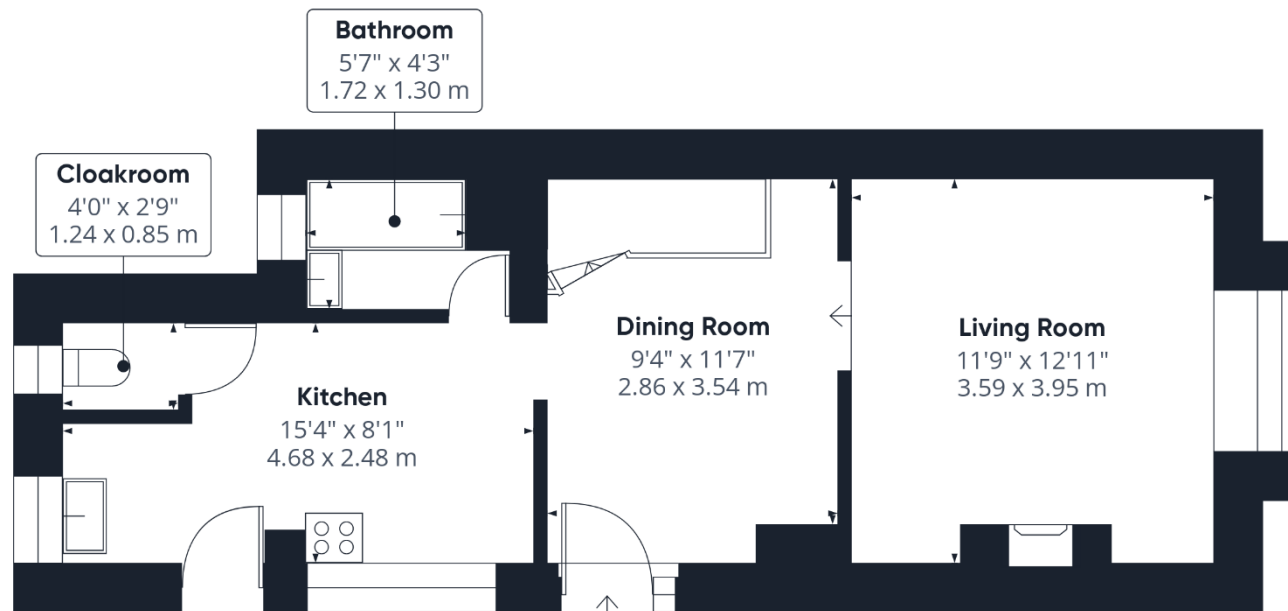
The property is approached to the front, up a gravel driveway providing ample off road parking for multiple vehicles. The front garden is laid to lawn with circular flowerbeds; a concrete path leads to the side door and continues through a personnel gate to the secure rear garden.

Predominately laid to lawn, the rear garden is stocked with a range of mature flowers and shrubs, and provides shaded and seating areas – facing south and west. Alongside the property is a patio seating space, with another similar area set beside a paved barbecue spot halfway down the garden. There are slate chipped and further flowerbeds and evergreen shrubs; the boundaries contained by fencing and a brick wall to one side.

### THE AREA

The property is situated along a quiet country lane in the much sought after rural village of Tetford, being situated in an 'Area of Outstanding Natural Beauty' within the gently rolling hills of the Lincolnshire Wolds countryside. The village is home to a doctor's surgery and primary school with the market town of Horncastle, home to a full range of services and amenities, six miles away.





(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

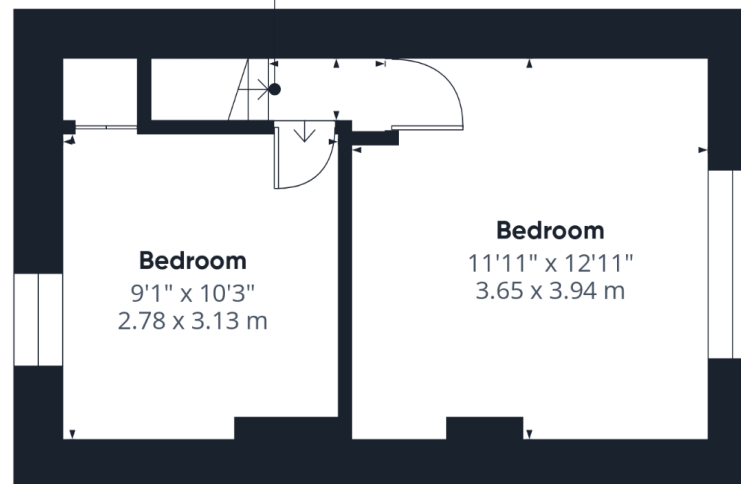
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**Approximate total area<sup>(1)</sup>**

671 ft<sup>2</sup>

62.3 m<sup>2</sup>

**Landing**  
3'2" x 2'2"  
0.98 x 0.68 m



#### DISCLAIMER

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- 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;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
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- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.

East Lindsey District Council – Tax band: B

**ENERGY PERFORMANCE RATING:**

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Horncastle Office...

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