



Bridge House
West Road, Tetford, Horncastle. LN9 6QP

BELL



Bridge House

Tetford

Bridge House is a spacious, five-bedroom family home; enjoying attractive gardens in the Lincolnshire Wolds (National Landscape) village of Tetford. With wood features throughout, the property has been thoughtfully extended and modernised throughout to combine up-to-date fixtures with a classic, period style. The ground floor enjoys a large lounge; beautiful dining kitchen with vaulted ceiling and guest bedroom/office, alongside shower room and utility; the first provides the further bedrooms and a family bathroom. Driveway parking is in ample supply to the front, with the larger garden space being home to a timber workshop and store; a versatile studio/store and a single garage. The property boasts an EPC 'B' rating.

The property is situated in the much sought after village of Tetford, within the gently rolling hills of the Wolds. Bridge House is opposite the doctor's surgery, with the village primary school within walking distance while the market town of Horncastle, home to a full range of services, amenities and educational facilities, is six miles away.

ACCOMMODATION

Hallway having stable style wood double glazed front entrance door, built in storage space and airing cupboard, wood flooring, radiators, ceiling and wall lights. Doors to accommodation including:

Dining Kitchen having wood double glazed windows to front and rear aspects; storage units to base and wall levels, ceramic



Butlers sink set to roll edge wood worktop with drainage furrows, space and connections for upright American style fridge freezer, dual Gas/electric fired Aga range cooker. Wood flooring, lights to vaulted ceiling and hanging feature lights, radiator, TV point and power points. Door to walk in pantry with light and shelving.

Utility having wood double glazed sash window and stable style door to rear aspect; built in storage space, sink and drainer to roll edge worktop surface with space and connections beneath for washing machine and dryer. Tiled floor, ceiling lights and power points.

Shower Room having wood double glazed sash window to rear aspect; walk in shower cubicle with monsoon head over, wash hand basin to vanity unit and low level WC. Tiles to walls and tiled floor with underfloor heating, ceiling lights.

Lounge with wood double glazed sash windows to front aspect; cast iron log burning stove to exposed brick surround with tiled hearth and oak mantle, wood flooring, built in alcove storage space, radiators, TV point, ceiling and wall lights and power points.

Office / Guest Bedroom with wood double glazed sash windows to front and side aspects; small log burning stove to stone stand, wood flooring, radiator, ceiling and wall lights and power points.

Up carpeted stairs with hand rail to First Floor.

Landing to split levels with carpeted floor, radiator, ceiling light and power points. Doors to first floor accommodation.

Bathroom having wood double glazed obscure sash window to side aspect; free standing bath with ball and claw feet, shower attachment to mixer tap over, high level WC and pedestal wash hand basin. Wood flooring, radiator with towel rail attachment, panelling to walls and wall lights.

Bedroom having wood double glazed sash window to front aspect; built in wardrobe space, carpeted floor, radiator, TV point, wall and ceiling lights and power points.

Bedroom having wood double glazed sash window to front aspect; carpeted floor, built in wardrobe space, radiator, wall and ceiling lights and power points.

Bedroom with wood double glazed sash window to front aspect; carpeted floor, radiator, TV point, ceiling and wall lights and power points.





Bedroom / Office with wood double glazed sash window to rear aspect; carpeted floor, radiator, wall and ceiling lights and power points.

OUTSIDE

The property is approached to the front through open gateway flanked by brick columns and to the open driveway parking space, gravelled with hedged boundaries.

A pedestrian gate leads through to the front, paved patio - continuing to the front door and offering an ideal seating space from which to enjoy the principal garden. Set to the front, predominantly laid to lawn with mature trees including an apple, is the landscaped garden. Brick and paved paths circle mature, blossoming flowerbeds and lead down to the brick and tile seating space with pizza oven. Contained by hedging and with views to neighbouring trees; the garden enjoys a green environment, and provides access to:

A brick and tile **Single Garage** with light and power, paved patio alongside; **Store / Studio** with light, power and water connected; and a timber **Summerhouse / Workshop** with three spaces plus a further store adjacent.

Gates to the rear lead up to a rear lawned garden, elevated from the rest of the property and enjoying views over neighbouring arable farmland. This space enjoys a small, timber decked seating area while the post and wire fence is host to successful grape vines.

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: B

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

Old Bank Chambers, Horncastle. LN9 5HY

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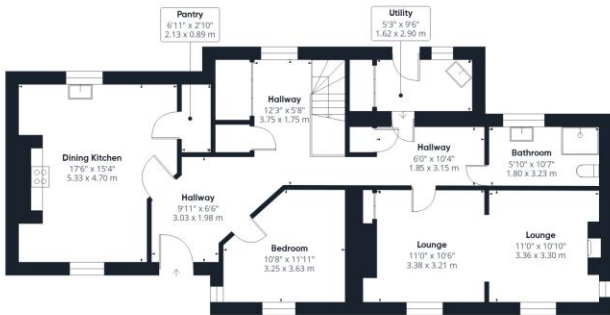
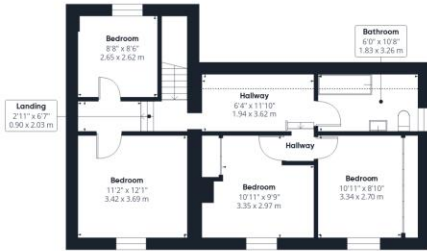
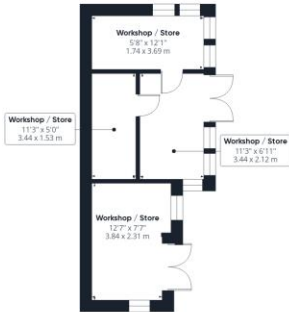
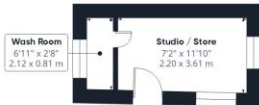
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Brochure prepared 02.10.2025





 Pantry 6'11" x 2'10" 2.13 x 0.89 m Utility 5'3" x 9'6" 1.62 x 2.90 m Hallway 12'3" x 5'8" 3.75 x 1.75 m Dining Kitchen 17'0" x 15'4" 5.33 x 4.70 m Hallway 9'11" x 9'0" 3.03 x 1.98 m Bedroom 10'8" x 11'11" 3.25 x 3.63 m Lounge 11'0" x 10'6" 3.38 x 3.21 m Lounge 11'0" x 10'10" 3.36 x 3.30 m Bathroom 5'10" x 10'7" 1.80 x 3.23 m	 Bedroom 8'0" x 8'5" 2.65 x 2.62 m Bathroom 6'0" x 10'8" 1.83 x 3.26 m Landing 2'11" x 6'7" 0.90 x 2.03 m Hallway 6'4" x 11'12" 1.94 x 3.62 m Bedroom 11'2" x 12'1" 3.42 x 3.69 m Bedroom 10'11" x 9'9" 3.35 x 2.97 m Bedroom 10'11" x 8'10" 3.34 x 2.70 m	
Ground Floor Building 1	Floor 1 Building 1	
 Garage 14'5" x 10'4" 4.39 x 3.15 m	 Workshop / Store 5'8" x 12'1" 1.76 x 3.69 m Workshop / Store 11'3" x 5'0" 3.44 x 1.53 m Workshop / Store 12'0" x 7'7" 3.64 x 2.31 m	
Ground Floor Building 2	Ground Floor Building 3	
 Wash Room 6'11" x 2'8" 2.12 x 0.81 m Studio / Store 7'2" x 11'10" 2.20 x 3.61 m		(1) Excluding balconies and terraces Reduced headroom Below 5 ft/1.5 m Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. GIRAFFE360
Ground Floor Building 4		

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