



Station Road, Tetney, Grimsby, DN36 5HX

Extended and modernised farmhouse | Set in private grounds | 8 x brick and pantile holiday cottages | Appox. 17 acres of agricultural farmland

Established rural lifestyle business | EPC - E (main residence)

Asking Price: £1,600,000

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HERE TO GET *you* THERE

Station Road, Tetney, Grimsby, DN36 5HX

This is a superb opportunity to acquire a business in a mature rural setting with an established following and substantial potential to enhance and develop further, both the ample areas to the rear of the Garden Block backing onto open farm land, and the 17 acres currently laid to grass. The business offers self-catering facilities for short or long stays and is open all year round, with cottages to cater for the single person or large/family groups, all with individual patios, the courtyard with BBQ area and outside seating in a tranquil rural Lincolnshire setting. Business information will be made available to bona fide parties, once they have inspected the properties, subject to client approval.

This is a destination location, found on the East Coast and thereby commutable to most parts of the county, be it for leisure, work, visiting the area, or for a special occasion. The Wolds is an area of outstanding beauty with many scenic walks, cycle rides, fishing and other leisure pursuits within the local area. The seaside resorts include, Cleethorpes, Skegness, Mablethorpe, Sutton on Sea and many more. The quaint market town of Louth is within easy reach and the historic city of Lincoln has many tourist areas and a large student population. There is established commerce, with Great Grimsby close by and much more on both sides of the river Humber, which is one of the largest port clusters in the UK, with a wide range of industry, renewables, etc.

There is potential, we believe, to further develop the leisure offer, which could include additional log cabins, a fishing lake, or possibly additional residential development, subject to appropriate consents and approvals, etc.

BEECH FARMHOUSE

Viewing is a essential for this fabulous Haig House with it's very own Coat of Arms !!!



GROUND FLOOR

WIDE ENTRANCE HALL/OFFICE

The entrance hall is accessed via a glazed front door with side screens. Access is gained to the first floor via a beautiful spindled staircase with coving to ceiling and a feature ceiling rose, radiator and a useful under stairs cupboard.

LIVING ROOM

3.78m (12' 5") x 4.01m (13' 2") plus 2.74m (9' 0") x 3.61m (11' 10") being some 7.09m (23' 3") overall

This beautifully decorated room allows in natural light from the large uPVC double glazed bay window to the front of the property. This room boasts a feature fireplace with a Victorian style interior, attractive wooden over mantel and marble hearth having 2 uPVC windows to either side offering further light into the room. There is also a feature brick window looking into the entrance hall. There is coving, ceiling rose and radiator.

DINING ROOM/DAY ROOM

4.27m (14' 0")l" x 4.32m (14' 2") plus deep bay window 0.84m (2' 9") x 2.18m (7' 2")

This superb room includes an open fireplace with log burner and attractive granite surround, feature arch uPVC double glazed window, coving and feature ceiling rose, radiator.



LIVING/KITCHEN

4.32m (14' 2") x 7.87m (25' 10")

Having been recently extended, this stunning kitchen offers a range of base and wall units in the colour 'French grey' incorporating an island preparation unit, a Rangemaster oven and induction hob with extractor and feature tiling over, fitted wine cooler, dishwasher and fridge/freezer. A range of complimentary work surfaces incorporate the sink with mixer tap over having tiled splash backs. Oiled oak wooden floor through to the dining area which benefits from full width double glazed French doors and side screens overlooking the garden at the rear and 4 Velux roof lights in the raised ceiling.



REAR PORCH

1.75m (5' 9") X 2.59m (8' 6")

With ceramic tiled floor and back door.

GROUND FLOOR W.C.

Housing the low flush W.C.

UTILITY ROOM

1.83m (6' 0") X 1.90m (6' 3")

With base units, worktops and spaces for white goods.

ATTACHED OUTSIDE STORE

2.39m (7' 10") x 3.61m (11' 10")

Currently used as a garden store.

FIRST FLOOR

STAIRCASE AND LANDING

The return staircase has a traditional wooden spindled bannister, coving to the ceiling and a decorative stained glass window.

BEDROOM 1

6.02m (19' 9") x 4.27m (14' 0")

To front elevation with 2 uPVC windows to front and easterly side elevation. Also benefiting from a central heating radiator, coving and decorative rose to the ceiling.



BEDROOM 2

4.01m (13' 2") x 4.01m (13' 2")

To front elevation with French door onto wide balcony and fitted floor to ceiling wardrobes. The room also benefits from a central heating radiator, dado rail, coving and decorative rose to the ceiling.



BEDROOM 3

3.30m (10' 10") x 4.04m (13' 3")

To rear elevation with two uPVC double glazed windows, a range of fitted floor to ceiling wardrobes. The room also benefits from a central heating radiator, dado rail, coving and decorative rose to the ceiling. The loft access is also located here.



BATHROOM

2.06m (6' 9") x 2.77m (9' 1")

Including a recessed bath, pedestal handbasin, W.C and separate corner shower cubicle. The room also benefits from tiling to the floor and walls, a central heating radiator, a wall heater and coving to the ceiling.



THE GROUNDS

The property is set well back from the road in gardens laid to lawn, with many "outdoor room" features including, a patio to the rear of the kitchen, a sunken garden with feature round timber cabin, a vegetable garden with fruit trees, and a large commercial sized glass house, all of which are screened by mature hedge and trees giving the house a good degree of privacy.



THE COURTYARD COTTAGES

Originally a 19th century dairy farm with crew yard and now a landscaped outside space with ornamental features including seating areas, tiered areas, a barbecue, covered communal area with a pool table, ample space for seating and a log burner. The cottages are arranged as follows:-



BUTTERMILK COTTAGE - 84M² / 904FT² (GIA)

Arranged over 2 floors and comprising separate lounge with French doors onto a rear patio and staircase off. Including a fitted Kitchen/Diner, Bedroom 1, and 2 bedrooms and a shower room on the first floor.

DAISY COTTAGE - 58.3M² / 627FT² (GIA)

Arranged over 2 floors including, Entrance hall, Lounge, fitted Kitchen/Diner, and 1 bedroom and a shower room on the first floor.



CLOVER COTTAGE - 37.5M² / 404FT² (GIA)

Arranged over 2 floors including, Lounge, fitted Kitchen/Diner, with 2 bedrooms and a shower room on the first floor.

PASTIMES - 45.0M² / 450FT² (GIA)

Comprising, open plan living room and fitted kitchen, bedroom and separate bathroom.

MILKMAID COTTAGE - 41.3M² / 444FT² (GIA)

Comprising, open plan living room and fitted kitchen, bedroom and shower room.

EXTERNAL LAUNDRY ROOM

2.39m (7' 10") x 3.61m (11' 10")

With plaster emulsion finishes, ceramic tile floor and plumbing and 4 commercial sized washing machines.

OUTSIDE BOILER ROOM with oil-fired central heating boiler.

GARDEN COTTAGES

OAK COTTAGE - 33M² / 355FT² (GIA)

Comprising, open plan living room and fitted kitchen, bedroom, en suite shower room and patio area.

LAVENDER COTTAGE - 43M² / 463FT² (GIA)

Comprising of an open plan living room and kitchen area with a raised mezzanine area for a double bed and separate bathroom. This cottage also has a patio.

THE RED ROOM - 47.32M² / 509FT² (GIA)

Comprising of an open plan living room and kitchen area with a raised mezzanine area for a super kingsize bed and a bathroom off. This cottage also has a patio.

THE GROUNDS

The farmhouse and cottages are set in grounds of approximately 2.4 acres /0.96 ha, (subject to site Survey) and accessed via a tree-lined leafy driveway from the highway with mature trees, gravelled parking and circulation space, surrounded by open farmland.



SERVICES

All mains services are connected or available with separate connections to the house and cottages, in addition to solar panels providing electricity to the cottages, there is a water bore hole for the supply of water to the cottages and separate oil fired central heating systems to the house and cottages.

COUNCIL TAX

Beech Farmhouse is currently assessed under Band D.

RATEABLE VALUES

Buttermilk cottage RV	£3900.00
Daisy cottage	£2000.00
Clover cottage	£2800.00
Pastimes cottage	£2800.00
Milkmaid cottage	£2000.00
Lavender/Red room	£4000.00
Oak cottage	£2000.00

Rates payable are based on an adjusted poundage of approx. £0.37p/£1 RV.

Further enquiries should be made of East Lindsey District Council on 01507 601111.

TENURE

We are advised that the properties are all held on several freehold titles and that the Cottages and immediate land are held on separate titles.

We are advised that the agricultural land is laid to grass and let informally.

VIEWING

Strictly by appointment with the agent's Grimsby office on 01472 362020.

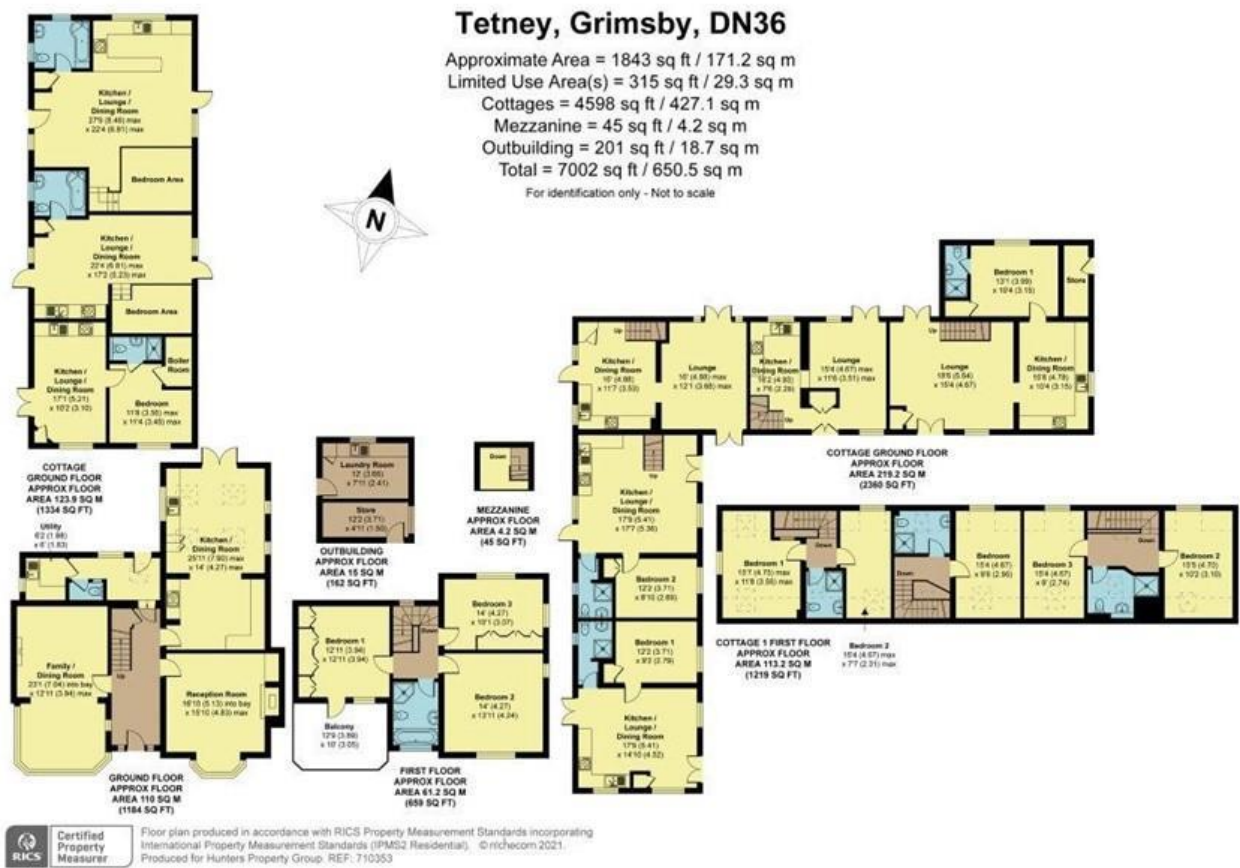
OPENING HOURS

Monday - Friday: 9.00am - 5.30pm

Saturday: 9.00am - 12.00pm

THINKING OF SELLING?

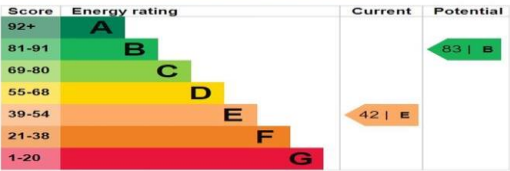
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.