

Buy. Sell. Rent. Let.



Church Lane , Tetney



5



3



4

When it comes to
property it must be


lovelle



£590,000



A distinctive and extraordinary residence set upon approximately 0.59 acres (subject to survey) and is a must-see to fully appreciate its offerings. A substantial detached family home that also features a separate annex, perfect for independent living.

Key Features

- A Distinctive and Extraordinary Family Home
- Set upon approximately 0.59 acres (subject to survey)
- A separate Independent One Bedroom Annex
- Three Reception Rooms
- Bespoke Fitted Kitchen with Island
- Impressive Master Bedroom with En-Suite
- Three Further Bedrooms & Luxury Family Bathroom
- Double Garage with Electric Roller Doors
- A Unique and Stunning Water Garden
- Various Well Stocked Ponds ideal for Private Fishing
- EPC rating TBC & Tenure: Freehold





Well Farm House is a distinctive and extraordinary residence, built around 1990 on the historic site of the former Tetney Water Gardens on Church Lane. This deceptively spacious property, designed with its main elevation facing south to overlook its stunning gardens, is set on approximately 0.59 acres (subject to survey) and is a must-see to fully appreciate its offerings. It is a substantial detached family home that also features a separate annex, perfect for independent living.

The property provides over 2800 square feet of well-appointed accommodation, showcasing oak internal doors and benefiting from gas central heating and uPVC double glazing throughout. One of the key highlights is the grand dining hallway, an impressive and spacious area with solid oak wood flooring and an elegant balustrade and spindle dogleg staircase leading to the first floor. The focal point of this space is the inglenook fireplace, set within a deep recess and featuring a living flame gas fire with an ornate overmantel, heavy timber mantel, tiled hearth, and recessed ceiling lights. The uPVC double glazed windows offer views of the rear garden and driveway. Solid oak double doors open into the Games Room, which boasts a striking marble sculptured fireplace housing a living flame gas fire with a granite inlay and hearth. This room, ideal for entertaining, features uPVC French doors leading to the sun terrace and garden, as well as a media wall with inset lighting and sound system.

A beautifully extended Sun Room, with decorative beams and a part-vaulted ceiling, offers a relaxing space with views of the fabulous gardens. Part of the room is fitted with underfloor heating, complementing the stone-finished fire surround housing a living flame-style gas fire. uPVC French doors provide access to the garden. Adjacent is the bespoke luxury Breakfast Kitchen, fitted with a range of ivory fronted base and wall units with solid oak panelling and beams, and a central island with additional cupboard space. The kitchen features solid black granite worktops, a cut-away sink unit, a beautiful oak fireplace-style recess with a tiled inlay, a range-style double oven with plate storage, and a large overhead extractor fan. Built-in appliances include a large pull-out larder cupboard, an integrated dishwasher, and space for a large American-style fridge freezer. The ceramic stone tiled floor with underfloor heating adds to the kitchen's appeal. Completing the ground floor are a Boiler Room, Cloakroom, Shower Room, and an Entrance Lobby that opens directly to the driveway, commonly used as the main access to the property. A Utility Room, leading off the Breakfast Kitchen, provides additional space for appliances.

The first floor's crowning jewel is the Master Bedroom, over 26 feet in length, furnished with an excellent range of wardrobes and drawers. A door connects to the en-suite Bathroom, which is equipped with a classic white suite, including a semi-freestanding bath on chrome feet with telephone-style taps, a separate shower enclosure, and underfloor heating with an individual thermostat. Positioned to enjoy the best of the southerly views, the Master Bedroom is complemented by three additional Bedrooms (two with lovely fitted wardrobes) and a recently refurbished, stylish Family Bathroom. The Family Bathroom features a jacuzzi bath, walk-in shower, circular wash hand basin set upon a vanity unit with storage drawers and cupboards, and a WC. This room is fully tiled with stunning grey marble tiles and also has underfloor heating with an individual thermostat.

Approached via a shared private driveway leading through double wrought iron gates to a large driveway, providing parking space for up to six vehicles and access to the substantial Double Garage with twin electric roller doors. One half of the garage is plastered and carpeted, making it an ideal home office. An internal staircase leads to the first-floor annex, featuring an open-plan living/dining area and kitchen, along with a bedroom and shower room. The best view of the property is from the rear, where one can fully experience the unique and stunning water garden. A wide paved sun terrace spans the property's full length, providing ideal areas for dining and entertaining while overlooking shaped lawns, various ponds stocked with fish ideal for private fishing, water features, small bridges, and pathways. Mature trees, including willows, enhance the scenery, resembling a small park, while further mature trees and hedging create a perfect setting. A gate within the garden also provides direct access to the Tetney Blow Wells Nature Reserve.

Overall, Well Farm House is a magnificent home that combines impeccable quality and style with some of the finest gardens imaginable.

Entrance Hall

5.01m x 2.01m (16'5" x 6'7")

Dining Room

6.73m x 3.35m (22'1" x 11'0")

Games Room

6.08m x 9.08m (19'11" x 29'10")

Breakfast Kitchen

5.81m x 5.05m (19'1" x 16'7")

Sun Lounge

5.33m x 6.50m (17'6" x 21'4")

Utility Room

1.79m x 2.12m (5'11" x 7'0")

Boiler Room

1.56m x 2.49m (5'1" x 8'2")

Cloakroom

2.01m x 1.25m (6'7" x 4'1")

Shower Room

2.03m x 0.99m (6'8" x 3'2")

Entrance Lobby

1.82m x 3.05m (6'0" x 10'0")

Landing

1.57m x 5.41m (5'2" x 17'8")





Master Bedroom

2.93m x 8.02m (9'7" x 26'4")

En-Suite Bathroom

1.56m x 2.68m (5'1" x 8'10")

Bedroom

3.80m x 3.38m (12'6" x 11'1")

Bedroom

2.00m x 3.28m (6'7" x 10'10")

Bedroom

2.85m x 2.77m (9'5" x 9'1")

Family Bathroom

3.61m x 2.13m (11'10" x 7'0")

Double Garage

6.95m x 3.60m

6.99m x 3.64m

Annex First Floor Landing

1.05m x 1.11m (3'5" x 3'7")

Living Room

3.44m x 3.65m (11'4" x 12'0")

Kitchen

2.46m x 4.87m (8'1" x 16'0")

Bedroom

3.61m x 3.10m (11'10" x 10'2")

Shower Room

2.72m x 1.88m (8'11" x 6'2")

Council Tax Information

The Council Tax Band for this property is F. This information was obtained in July 2024 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation. Additionally, there may be circumstances when the Council Tax can be altered on change of ownership. All interested parties are advised to make their own enquiries. See www.gov.uk/council-tax-bands

Services

All mains services are led to be available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

Mortgage And Solicitors

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01472 812250.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How To Make An Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

Energy Performance Information

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Note

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.







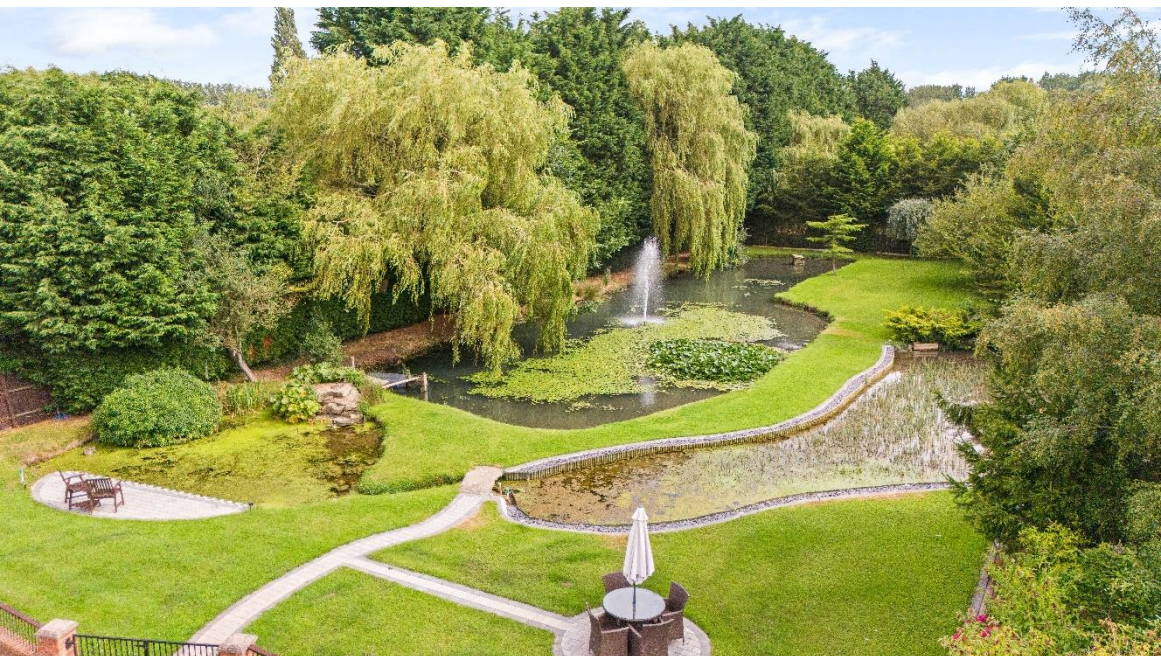














Ground Floor Building 1



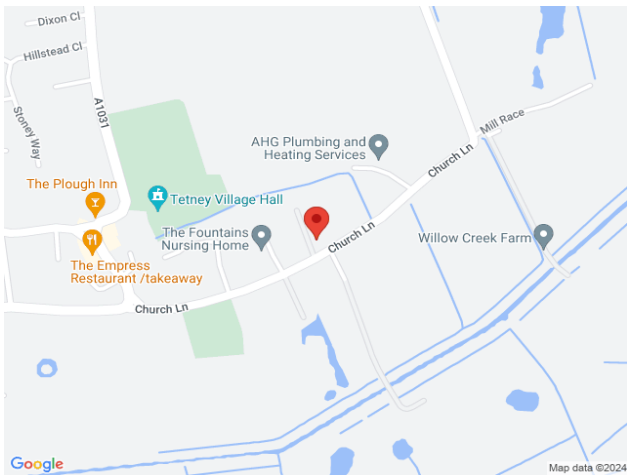
Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2



lovelle

When it comes to **property**
it must be

01472 812250

humberston@lovelle.co.uk

