





POND HOUSE CHURCH LANE

TETNEY, DN36 5JX

£475,000

FREEHOLD

A truly individual detached home combining timeless farmhouse character with contemporary luxury. Beautifully designed and exceptionally spacious, this four-bedroom property offers impressive reception spaces, a stunning open-plan-style kitchen, private west-facing gardens and a substantial double garage with versatile accommodation above. Set within a sought-after village, with excellent access to Grimsby, Cleethorpes and the Louth school catchment, this is a home with genuine presence, style and flexibility

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POND HOUSE CHURCH LANE







DESCRIPTION

Set within a popular village setting, this individually designed detached home offers something a little different. Combining the warmth and character of a traditional farmhouse with the comfort, scale and finish expected of a contemporary home, it is a property with real presence.

Behind its private entrance, the house opens into beautifully proportioned interiors designed around modern family life, with generous reception spaces, four bedrooms and an impressive level of flexibility throughout.

The sense of space is immediate. A welcoming entrance leads into an elegant reception and dining area, where French doors open directly onto the west-facing patio — an ideal setting for long lunches, evening drinks and entertaining when the sun is on its way down.

The principal living spaces are equally inviting, with feature fireplaces and log burners creating a wonderfully cosy atmosphere, balanced by clean contemporary finishes and underfloor heating across the ground floor. A separate study/snug provides a quieter space away from the main living areas, while a further reception room offers flexibility for family living, relaxation or entertaining.

At the heart of the home is a beautifully appointed country-style kitchen, designed with entertaining and everyday life in mind. Its substantial proportions, central island and impressive range cooker give it the feel of a true gathering space, with a separate utility area keeping the practical side of family life discreetly out of sight.

Upstairs, four generous bedrooms provide plenty of room for family and guests. The principal bedroom enjoys fitted wardrobes and its own private shower room, creating a comfortable and considered retreat. The remaining bedrooms are well proportioned, while the luxurious family bathroom adds another touch of indulgence, complete with a generous bath and a sophisticated steam and multi-jet shower.

Outside, the property continues to impress. A private drive, accessed through electrically operated timber gates, leads to extensive parking and a substantial double garage. Above the garage is an additional versatile room with its own shower room — perfect as a home office, studio, gym, guest suite or space for older children.

The rear garden is predominantly lawned and framed by a generous paved terrace which wraps around the side of the property, creating plenty of space for outdoor dining, entertaining and relaxed summer days.

There is an unmistakable sense that this is a home designed to be enjoyed. Characterful without feeling dated, spacious without feeling formal and finished with a thoughtful blend of traditional charm and modern comfort, it offers a lifestyle that is increasingly difficult to find.

Ideally positioned for access to Grimsby and Cleethorpes, local amenities and the wider Lincolnshire countryside, with access to the Louth school catchment including the highly regarded King Edward VI Grammar School, the location adds another compelling layer to an already impressive home.

ENTRANCE RECEPTION HALLWAY

LOUNGE

SITTING ROOM

STUDY/PLAYROOM

DINING KITCHEN

UTILITY ROOM

REAR LOBBY

DOWNSTAIRS W.C

FIRST FLOOR HALLWAY

BEDROOM ONE

ENSUITE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

FAMILY BATH & SHOWER ROOM

STUDIO ABOVE GARAGE

STUDIO SHOWER ROOM

DOUBLE INTEGRAL GARAGE, PARKING AND GARDENS

POND HOUSE CHURCH















POND HOUSE CHURCH

ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band F

Viewings – By Appointment Only

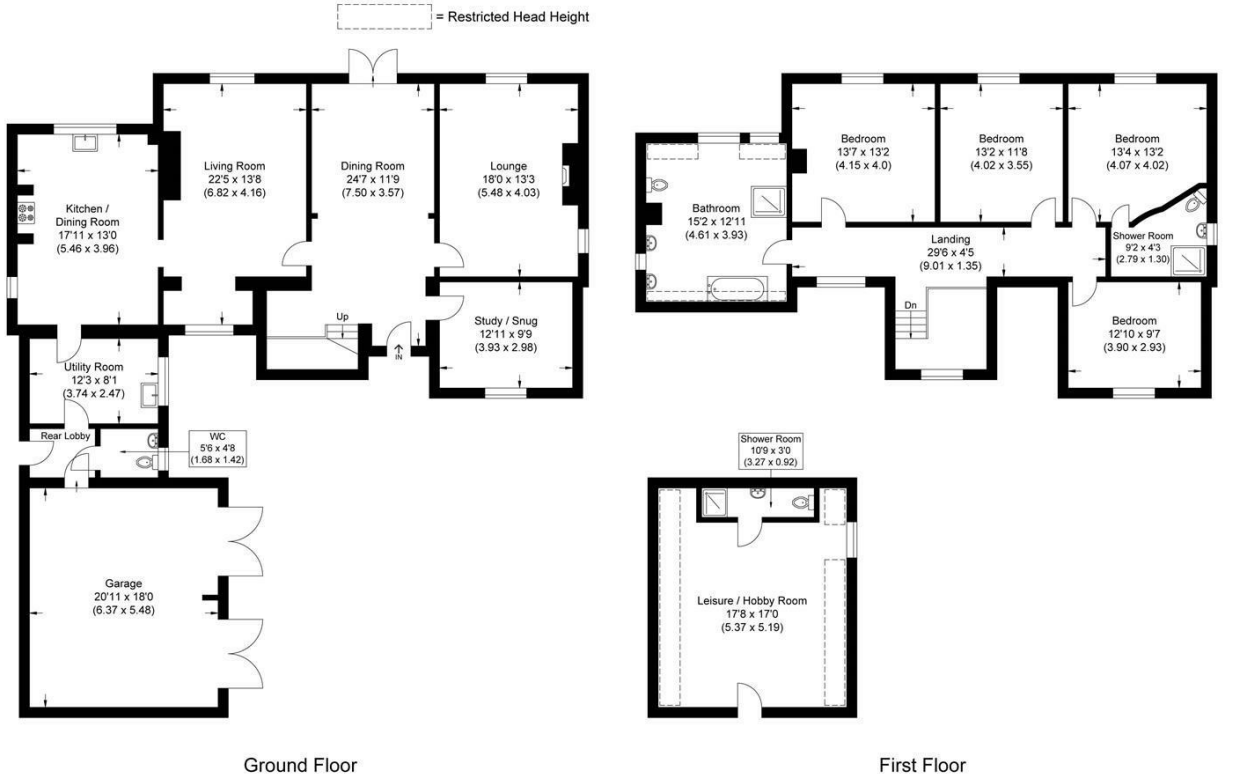
Floor Area – sq ft

Tenure – Freehold





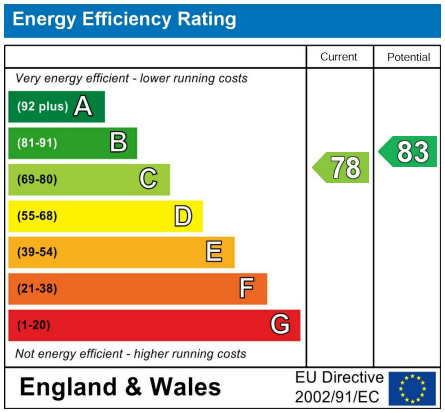
Approximate Gross Internal Area
277.99 sq m / 2992.25 sq ft
(Excludes Garage)
Garage Area 34.91 sq m / 375.76 sq ft



Ground Floor First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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