



# Sycamore House

Tetford

**M A S O N S**

SINCE 1850

# Sycamore House

Mill Lane, Tetford, LN9 6PZ



Detached home in sought-after Wolds village

Versatile accommodation over three floors

Up to five bedrooms / flexible living spaces

Spacious dining kitchen with integrated appliances

Master bedroom with en suite

Underfloor heating to ground floor

Detached garage and parking for 3–4 cars

Landscaped gardens with mature planting

A superbly designed detached home with detached garage, built approximately three years ago on an individual plot situated down a quiet no through lane within the sought-after Wolds village of Tetford. Arranged over three floors, the versatile accommodation provides up to five bedrooms or alternative living, working or hobby spaces, with a generous master bedroom and en suite, family bathroom, cloakroom, spacious lounge and impressive dining kitchen with utility room. The property combines attractive traditional detailing with modern, energy-efficient features including gas central heating with underfloor heating to the ground floor and uPVC double glazing. The home has been finished to a high standard and benefits from landscaped gardens with established planting.

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## Ground Floor

The welcoming entrance hall features an attractive staircase with gallery landing above and leads to the cloakroom, lounge and spacious dining kitchen. The lounge has windows to both front and rear, a fireplace with flagstone hearth and provision for a further heating appliance. The impressive dining kitchen is fitted with contemporary grey and white units, complementary work surfaces, integrated fridge/freezer and dishwasher, built-in oven, ceramic hob and extractor, with windows to three elevations and French doors opening onto the garden. The adjoining utility room has matching units, sink, plumbing for a washing machine and external door. Underfloor heating is provided throughout the ground floor.





## First Floor

The gallery landing leads to three bedrooms and the family bathroom, together with the staircase to the second floor. Bedroom 1 is a generous double with front aspect and a contemporary en suite shower room. Bedrooms 2 and 3 are also well-proportioned doubles, both offering space for wardrobes and attractive outlooks. The family bathroom is fitted with a modern white suite comprising bath with shower fittings, vanity wash basin and WC, with complementary ceramic tiling and chrome heated towel rail.







## Second Floor

The second floor provides further versatility with two spacious rooms, either of which could be used as bedrooms, subject to individual requirements. Bedroom 4 is a large, light room with part-sloping ceiling and rear skylight, while the additional study provides an ideal home office, hobby room or fifth bedroom. Both rooms have radiators, TV points and skylights overlooking the rear.





### Outside

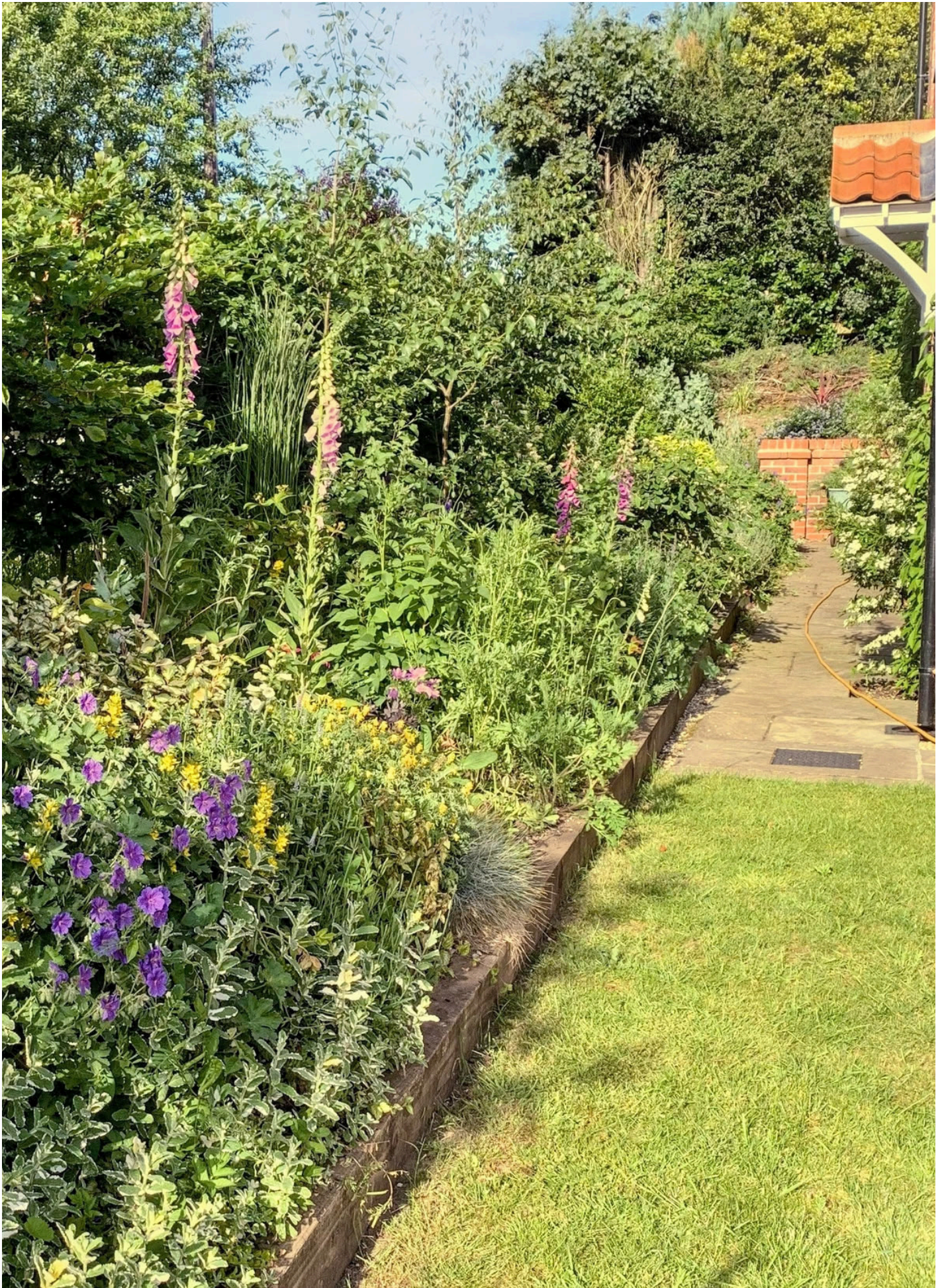
The property is approached via a gravel driveway providing parking for approximately three to four vehicles which belongs to the property, subject to a right of access to the far west side in favour of the neighbouring property for garden access- as such both parties must keep this area clear for access at all time. Detached brick and block garage, which has an up-and-over door, pedestrian access, power and lighting. The landscaped gardens extend principally to the side and rear, with established and mature planting, lawned areas, spacious paved patio and pathways around the house, providing excellent space for outdoor dining and relaxation. The front garden incorporates planted banks, with post and rail fencing to the front and side and close-boarded fencing to the rear. Outside lighting and a tap are also provided.



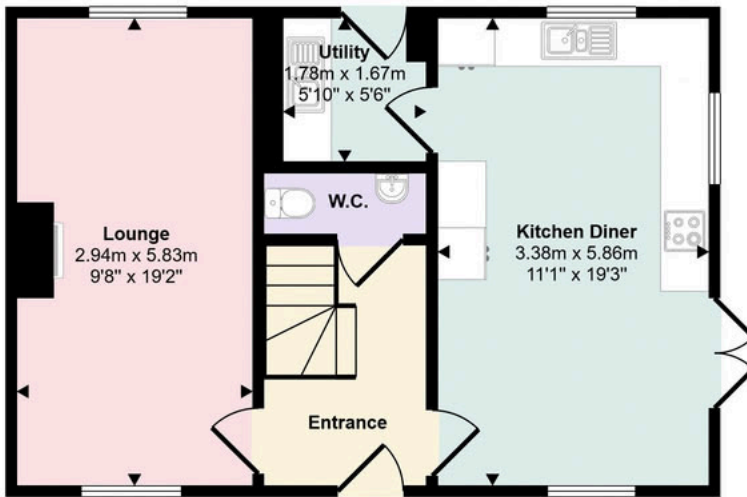




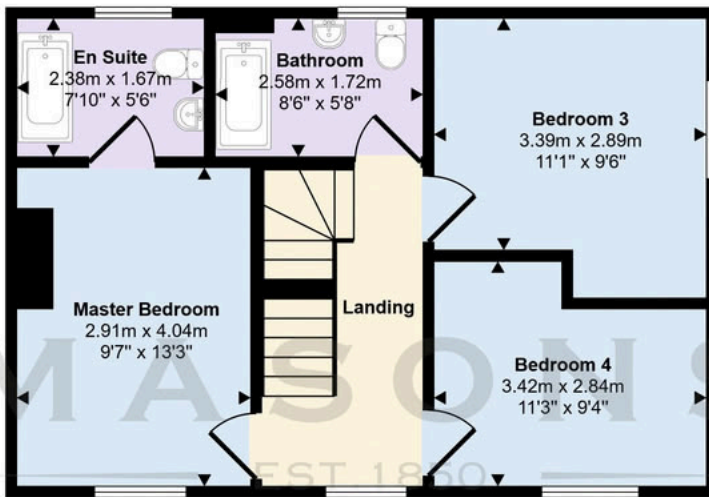




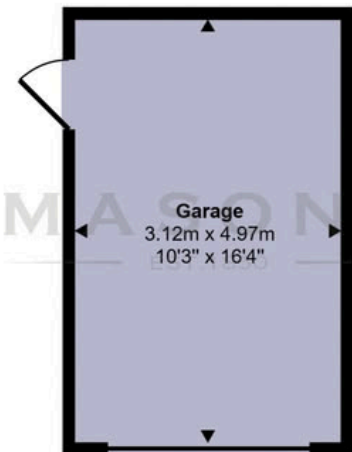
Approx Gross Internal Area  
146 sq m / 1573 sq ft



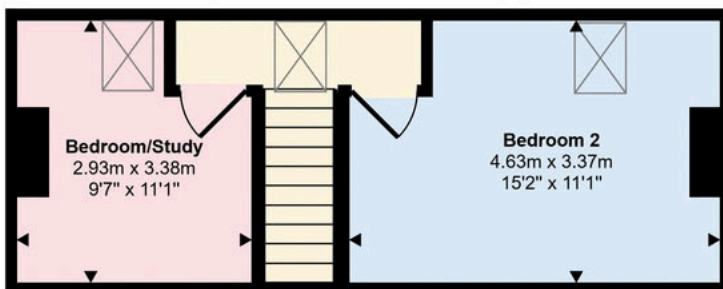
Ground Floor  
Approx 51 sq m / 544 sq ft



First Floor  
Approx 51 sq m / 545 sq ft



Garage  
Approx 16 sq m / 167 sq ft



Second Floor  
Approx 30 sq m / 318 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

# Tetford

A peaceful retreat

The charming village of Tetford lies in the heart of the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty. It lies approximately 6.5 miles and 9 miles from the market towns of Horncastle and Louth respectively. The village itself has a popular primary school currently rated 'Good' by Ofsted, The White Hart Inn pub and a doctors surgery. Horncastle has a variety of amenities and well known for Antique centres including shops, leisure activities and a choice of schools, notably the well-respected Queen Elizabeth's Grammar School and Banovallum School. Louth has many businesses and family run shops providing a large variety of products and services, including a weekly farmers market and thrice weekly market stalls. The East coast with its beaches and holiday attractions is approximately 16 miles away.



Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      | 84 B    | 91 B      |
| 69-80 | <b>C</b>      |         |           |
| 55-68 | <b>D</b>      |         |           |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |

### Viewing

Strictly by prior appointment through the selling agent.

### Council Tax

Band D

### Services Connected

We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

### Tenure

Freehold

### Location

What3words: ///area.reporters.such

### Directions

Proceed into the village from the north, follow the lane around to the south side where it becomes West Road. After passing the GP surgery on your left take the next left turn into Mill Lane and the house will be found just a short way along on your right.

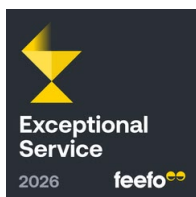
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. Material information, compliant with Digital Markets Competition and Consumers Act 2024, is available on request or from the website listing.

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Cornmarket,  
Louth, Lincolnshire  
LN11 9QD

01507 350500



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