Manor Farm
East Road, Tetford, LN9

BELL

NO ONWARD CHAIN! Manor Farm is an excellently presented, recently extended family home; providing versatile accommodation to suit a range of potential purchasers. With capacity multi-generational living via a ground-floor annex, the property enjoys a wealth of hosting spaces – chief amongst them the open kitchen to dining and living space at the rear with bi-folds out to the South-facing patio and rear garden.

The ground floor continues with a central, separate dining room and a cosy lounge; plus the annex or – as currently laid out – snug, shower room and laundry room. A utility, boot room, pantry and further store complete the initial accommodation.

The first floor provides four double bedrooms, including a dual aspect master with spacious en-suite; and the family bathroom. Externally a workshop, fuel and coal stores support the outside spaces, namely: a side garden with barbecue area, rear lawn with further patio seating and a parking space suitable for multiple vehicles.

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

ACCOMMODATION

Hallway - with uPVC double glazed door to front, window to front, light to wall. Wood effect flooring, radiator, carpeted stairs, wood doors to annex bedroom and glazed door to…

Dining Room - lights to walls, radiator, multiple power points. Built-in corner display cabinet. Wood flooring, wood glazed doors to living/dining/kitchen, wood door to…

Lounge - with uPVC double glazed window to front, French doors to rear. Lights to walls, log burning stove to brick and tile

surround with oak overmantle and solid hearth. Wood flooring, tv point, multiple power points, radiators.

Living / Dining / Kitchen- with uPVC double glazed windows to rear, bifold doors to side. Spot lights to ceiling, tv point, multiple power points, radiator and cylindrical log burning stove on stone stand to corner. Kitchen : Excellently appointed, with Smeg range cooker beneath matching canopy, double sink to bevel edge Quartz worktops with drainage furrows and continuing to breakfast bar. Space and connections for upright fridge-freezer, under counter dishwasher. Integrated wine cooler. Wood door to pantry cupboard with lights to ceiling, shelving to walls, multiple power points, tiled flooring. Wood glazed door to

Utility - with composite double glazed door and uPVC double glazed window to side. Storage units to base and wall levels, sink to roll edge worktop, space and connections for under counter washing machine. Tiled flooring, radiator. Wood door to…

Boot Room - with lights to ceiling, radiator, built in high level shelves, shoe racks and hanging space. Radiator, tiled flooring, wood door to store.

Family Room - with uPVC double glazed window to front, lights to walls. Beams to ceiling, log burning stove to brick and tiled surround with oak overmantle. Tiled flooring, multiple power points, tv point, radiator. Wood door to kitchen, wood door to shower room and …

Laundry Room (Potential Annex Bedroom) - with uPVC double glazed window to front, light to ceiling. Sink and drainer to roll edge worktop, storage units to base level and full height. Space and connection for washing machine and dryer, radiator, multiple power points. Wall mounted ideal gas fired boiler.

(Annex) Shower Room - with lights to ceiling, low level W/C, hand wash basin to storage unit. Corner shower cubicle with monsoon and regular heads over, heated towel rail, tiles to walls and floor.

First Floor Landing - with uPVC double glazed window to front, lights to ceiling. Carpet, radiator, wood doors to first floor accommodation including …

Bedroom Four - with uPVC double glazed window to front, light to ceiling. Carpet, radiator, multiple power points.

Bedroom Two - with uPVC double glazed window to side, lights to ceiling. Tv point, multiple power points, radiator, carpet.

Bedroom Three - with uPVC double glazed window to rear, lights to ceiling. Tv point, multiple power points, radiator, carpet.

Family Bathroom - with uPVC double glazed obscure window to rear, lights to ceiling. Low level W/C, pedestal sink, p shaped bath with monsoon and regular shower heads over. Wood effect flooring, radiator:

Master Bedroom - with uPVC double glazed windows to front and rear, lights to ceiling. Carpet, radiator, multiple power points. Built in wardrobe storage and airing cupboard spaces, wood door to…

En-Suite Shower Room - with uPVC double glazed obscure window to side, lights to ceiling. Low level W/C, hand wash basin to storage unit. Tiled shower cubicle with monsoon and regular heads over, alcove shelf. Wood effect flooring, heated towel rails, wood doors to eaves storage spaces.

OUTSIDE

The property is approached up a front, pedestrian path between tall evergreen hedging with gravelled spaces alongside.

The side and rear gardens are set to lawn with mature flower beds and trees throughout, and picket fencing dividing the two plus containing the boundaries to ensure child and pet friendly, secure spaces. A fledgling laurel hedge will provide a green surround to these south and west facing areas, which provide paved patio seating spaces both off to the rear hosting space and to the front corner.

A paved path leads to the side, external store and through a gate to the large parking area, sufficient to stand multiple vehicles. *This space previously benefitted from planning permission for a detached garage (dated 10/01/2005), which lapsed in 2010.*

Off the rear patio is a useful workshop with uPVC double glazed obscure window to side, lights to ceiling, multiple double sockets, door to rear. There are further outbuilding spaces to the other side: a coal store, and further store with open-fronted space for wood.

There are power connections through the side garden and serving the rear patio.

East Lindsey District Council – Tax band: TBC
Energy Performance Rating -

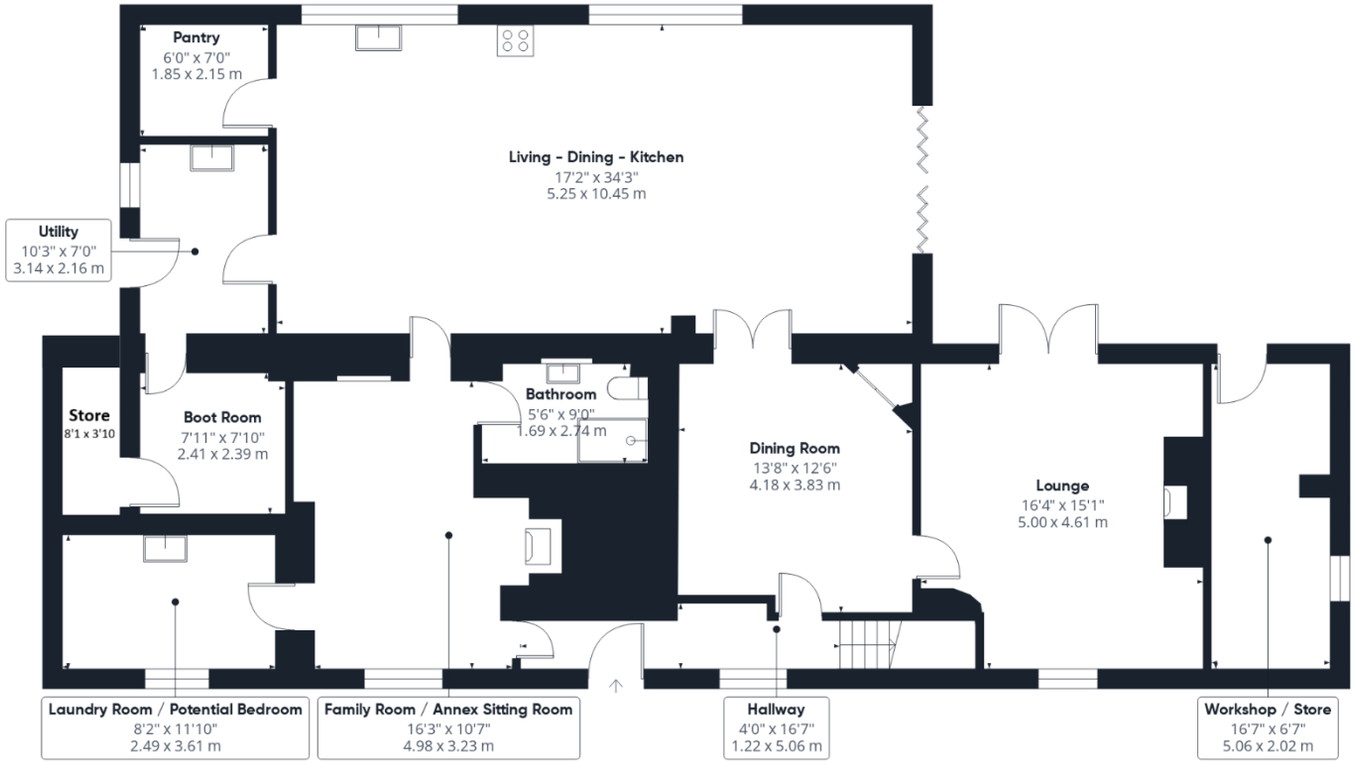
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

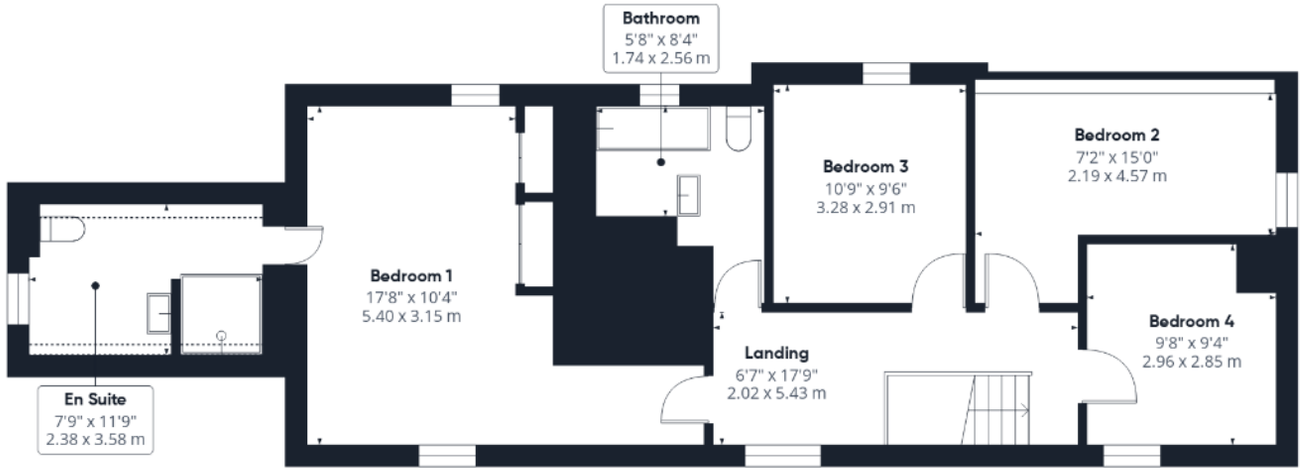
VIEWING: By arrangement with the agent's Horncastle Office…

Old Bank Chambers, Horncastle. LN9 5HY.
Tel: 01507 522222;
Email: horncastle@robert-bell.org;
Website: http://www.robert-bell.org

Brochure prepared 08.05.2026

DISCLAIMER
Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:
- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.





Approximate total area(1)
2484 ft²
230.9 m²

Reduced headroom
12 ft²
1.2 m²

(1) Excluding balconies and terraces and stores

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