



Manor Farm, East Road

Tetford, Horncastle, Lincolnshire, LN9 6QQ

BELL





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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 for 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.

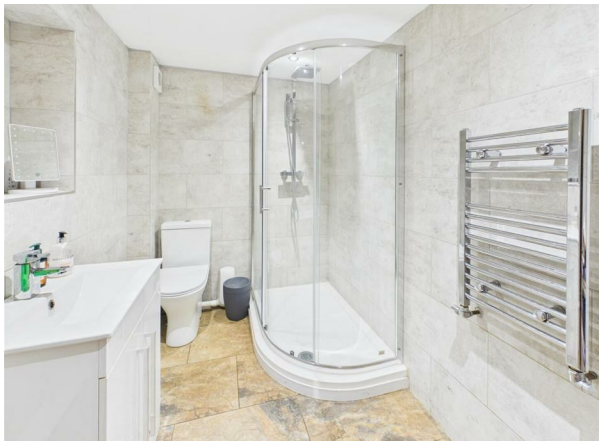
The ground floor continues with a central, separate dining room and a cosy lounge; plus the annex or – as currently laid out – snug, shower room and laundry room. A utility, boot room, pantry and further store complete the initial accommodation.

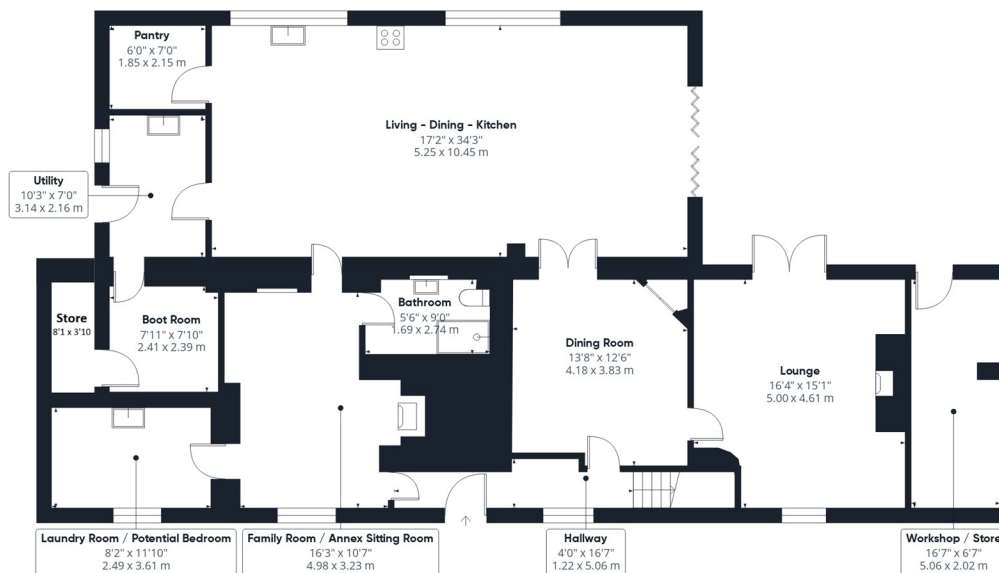
The first floor provides four bedrooms, including a dual aspect master with spacious en-suite; and the family bathroom. Externally a workshop, fuel and coal stores support the outside spaces, namely: a side garden with barbecue area, rear lawn with further patio seating and a parking space suitable for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

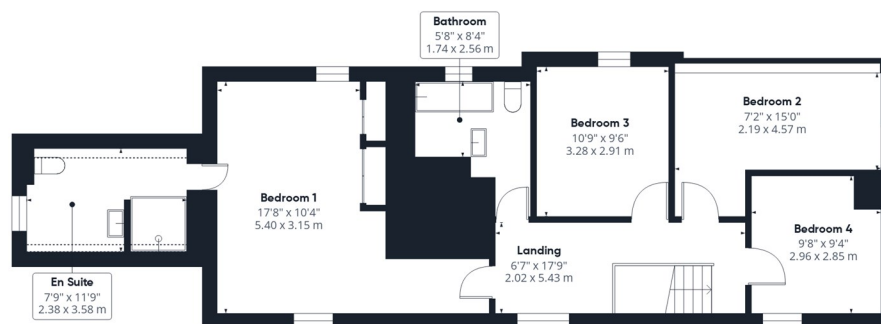
ACCOMMODATION







Ground Floor



Floor 1



Approximate total areaⁿ

2484 ft²

230.9 m²

Reduced headroom

12 ft²

1.2 m²

(1) Excluding balconies and terraces

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



COUNCIL TAX: – Tax band: E

ENERGY PERFORMANCE RATING: C

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 Sales office
Old Bank Chambers, Bull Ring, Horncastle LN9 5HY

Tel: 01507 522222

Email: horncastle@robert-bell.org

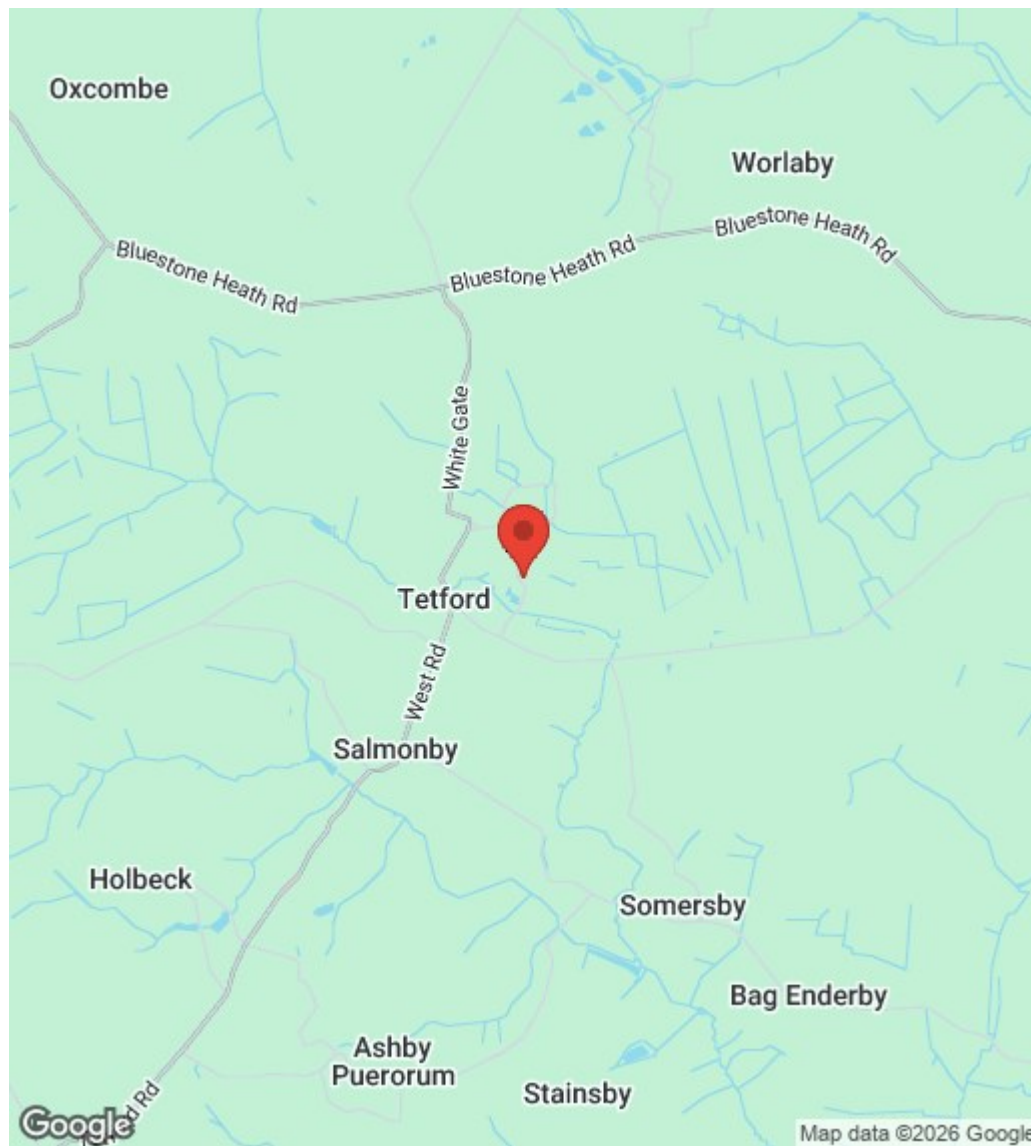
Website: www.robert-bell.org

Brochure prepared: 6th August 2026

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