



Clifton House, North Road  
Tetford, Horncastle, Lincolnshire, LN9 6QH

£225,000

## 4 Bedroom Detached House

- Freehold
- Spacious 4/5 bedroom detached home with versatile layout
- Approx. 1817sq.ft of accommodation ideal for family living
- Two reception rooms including lounge with feature fireplace
- Kitchen with space for dining
- Ground floor bedroom/office and cloakroom/WC
- Two conservatories overlooking the rear gardens
- Large, mature gardens to rear. Driveway & single garage
- Immense potential to update/extend
- EPC Rating - D, Council Tax Band - E

[Click here to access the Energy Performance Certificate for Clifton House, North Road, Tetford, Horncastle, Lincolnshire, LN9 6QH](#)



## Overview

This substantial period four/five-bedroom detached home is situated within the attractive rural village of Tetford and offers spacious accommodation extending to approximately 1817sq.ft, ideal for family living. The property offers immense potential to update the existing property and extend if required subject to consents.

The property enjoys a pleasant position with its large mature gardens being a particular feature. To the side is a driveway providing parking and a single garage.



Internally, the accommodation is both flexible and well-proportioned, comprising a generous lounge with feature fireplace, separate dining room and a well-equipped kitchen with ample storage and space for informal dining. A ground floor bedroom/office offers excellent versatility for multi-generational living or home working, along with the added benefit of a cloakroom/WC. To the rear, two conservatories provide additional living space, enjoying views over the gardens and creating ideal areas for relaxation or entertaining throughout the year. To the first floor are four bedrooms, three of which are doubles, together with a family bathroom.

Adjoining the main house but currently only having external access is a further large room which offers further potential, with scope for conversion of additional space to create an annexe or studio, subject to the necessary consents.

AGENTS NOTE The property has historic settlement and copies of building survey, structural engineers recommendations and specification of works are available for any potential buyers. This may potentially affect the mortgageability of the property and potential buyers should make their own enquiries in this respect.







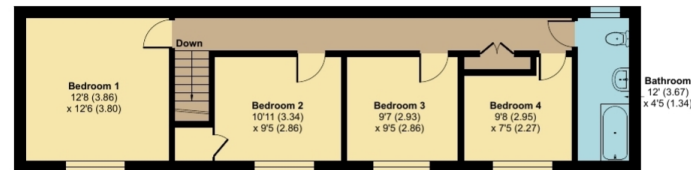
## North Road, Tetford, Horncastle, LN9

Approximate Area = 1817 sq ft / 168.8 sq m

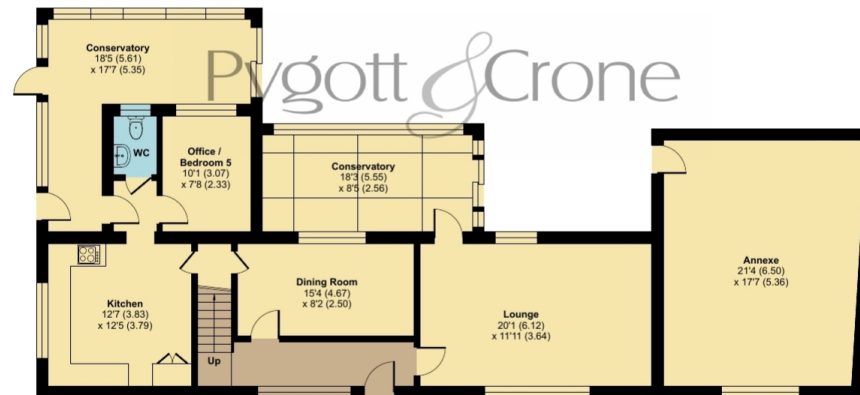
Annexe = 361 sq ft / 33.5 sq m

Total = 2178 sq ft / 202.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Pygott & Crone. REF: 1445847



## Location



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**Ahmed Jilil**  
Financial Services Director

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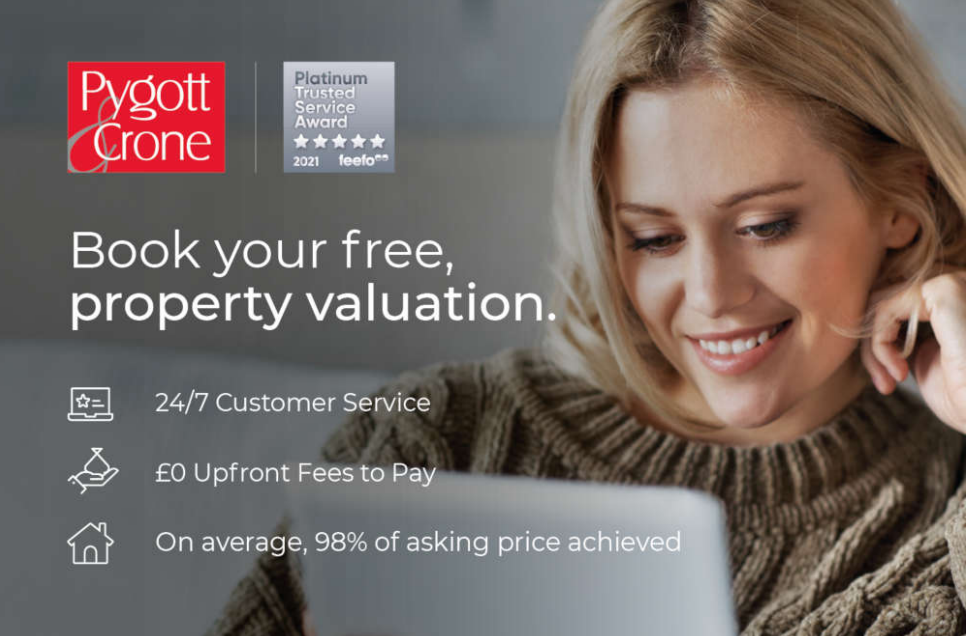
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.










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