

**THE ELMS  
TORRINGTON ROAD  
HAINTON  
MARKET RASEN  
LINCOLNSHIRE  
LN8 6LR**



**On behalf of the owners of Hainton Estate**

**TO LET**  
**Substantial 4 Bedroom Detached Farmhouse**

The Property has recently been fully refurbished with double glazing throughout. Accommodation includes a brand new family dining-kitchen, utility with separate WC, 2 reception rooms with feature open fireplaces and French doors opening out on to patio.

4 large double bedrooms (one with en-suite), 1 family bathroom.

Newly installed Oil-fired central heating throughout.

Substantial garden with an outside patio/seating area, range of outbuildings and generous off-road parking.

**RENT: £1,950 pcm – UNFURNISHED**

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**GENERAL REMARKS**

The property comprises a newly refurbished 4 bedoomed detached country farmhouse in a rural location, with views over open countryside.

**LOCATION**

The Elms is situated in Hainton village within easy walking distance of the Heneage Arms community pub, at the foot of the Lincolnshire Wolds, 7 miles east of Market Rasen and 9 miles west of Louth, with frontage to Torrington Road.

**ACCOMMODATION**

**Ground Floor**

- 2 reception rooms with open fireplaces
- WC/ utility, plumbed for washing appliances
- Large brand new fitted kitchen



**First Floor**

Bedroom 1 (double)  
Bedroom 2 (double)  
Bedroom 3 (double)  
Bedroom 4 (double, with en-suite)  
Family Bathroom

**Outside**

The property has a number of outbuildings, and off-road parking for several vehicles.

**SERVICES**

Mains electricity, telephone and water are connected to the property. Drainage to private system. Oil-fired central heating throughout. The property has network cabling and is in a fibre superfast enabled area, so good internet connection is available.



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**TENANCY**

The property is available, unfurnished, under an Assured Shorthold Tenancy for an initial term of up to 3 years, but a longer or shorter initial term may be considered by negotiation. The rent is payable monthly in advance by standing order, with the Tenant paying all usual outgoings. A refundable deposit of £2,250 will be collected at the start of the tenancy, together with the first month's rent.

The deposit, which will be registered under the Tenancy Deposit Scheme, will be returned at the end of the tenancy provided that the Tenant has fulfilled all obligations under the tenancy agreement.

The property is in Council Tax Band D with the charges for 2025/2026 being £2,192



**ADDITIONAL LAND**

The property adjoins a 3 acre (approx) grass paddock in the same ownership which can be made available to the tenant of The Elms, if required, by separate negotiation.

**APPLICATIONS**

Initial applications should be made direct with **Jas. Martin & Co.** using the form on the website: [www.jasmartin.co.uk](http://www.jasmartin.co.uk)

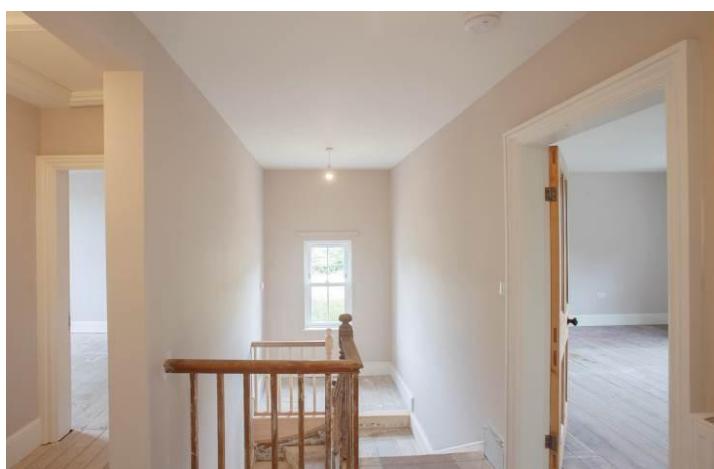
Full Energy Performance Certificate available upon request from the letting agents.

Viewings will be arranged thereafter which are **STRICTLY BY APPOINTMENT WITH THE AGENTS**.

**References and a financial check will be required for the successful applicant.**

**Photographs taken in January 2025**





These particulars and plans are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations, but they are otherwise not intended to be relied upon in any way or for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the vendors are to be or become under any liability or claims in respect of their contents. In the event of the Agents supplying any further information or expressing any opinion to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

# Energy performance certificate (EPC)

The Elms  
Torrington Road  
Hainton  
MARKET RASEN  
LN8 6LR

Energy rating

C

Valid until:

10 September 2034

Certificate number: 9391-3023-4201-9344-8204

Property type Detached house

Total floor area 187 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

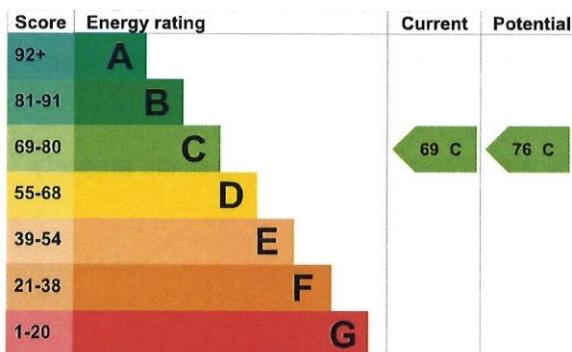
## Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

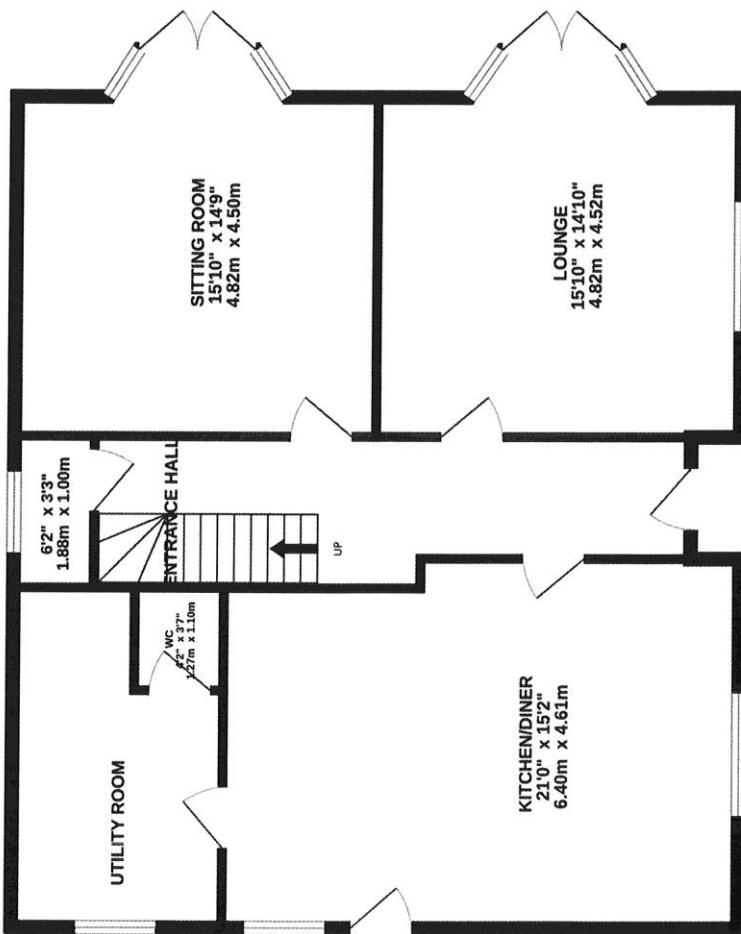
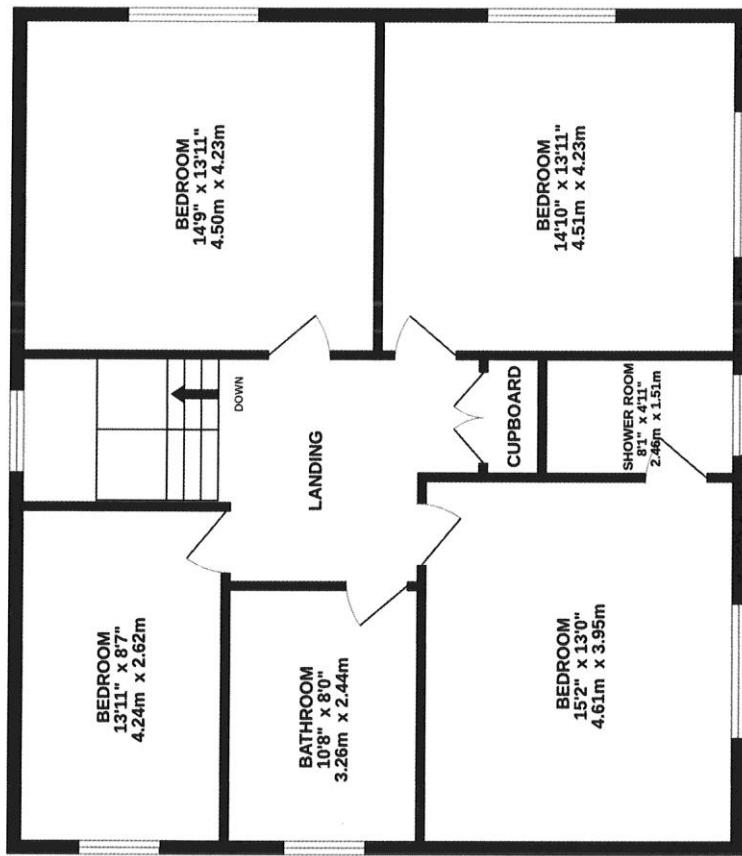
The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.



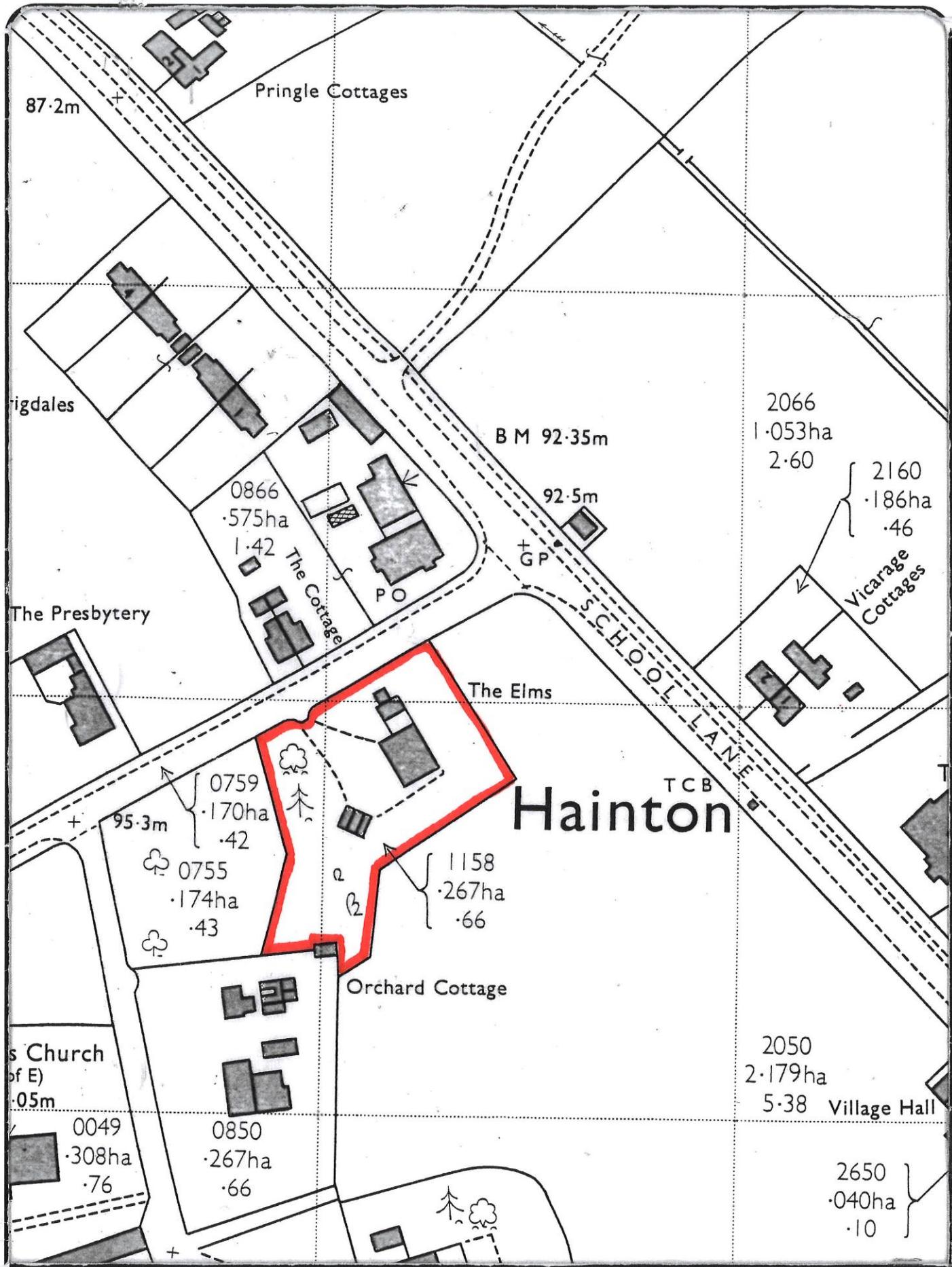
For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**JAS. MARTIN & CO.**  
CHARTERED SURVEYORS, LAND AGENTS AND VALUERS  
1 FLAVIAN ROAD, LINCOLN, LN2 4GR

Title **THE ELMS**

Scale **1:1250**