



**M A S O N S**  
EST. 1850

MILL HOUSE FARM, LANGTON

# ABOUT MILL HOUSE FARM

Discover a remarkable opportunity to own this charming period farmhouse, beautifully situated in an elevated position amidst open countryside, offering breathtaking views in every direction. Just a short drive from the heart of Horncastle, this deceptively spacious residence features five generous bedrooms, including two luxurious en-suite options, along with a stylish family bathroom.

The thoughtfully designed layout includes three inviting reception rooms and a contemporary kitchen, all recently renovated to a high standard.

Outside, the property boasts approximately two-thirds of an acre (STS) of mature gardens, complete with a stunning outdoor swimming pool and jacuzzi, complemented by a versatile annexe building that presents endless possibilities. With extensive gardens at the front and side, plus ample parking for multiple vehicles, this home truly combines elegance and practicality in a serene countryside setting.

## Directions

From the centre of Horncastle, in the market place proceed west along Bridge Street and bear left, continuing west along West Street and go straight over the traffic lights at the A158 onto the B1191. Continue around the right hand bend and travel up Langton Hill. At the bend at the top of the hill turn right, signposted for Langton. Continue out into the countryside for a short distance and take the next right into Mill Lane and the property will then be found immediately on the left.

## The Property

This superb period farmhouse has retained many original features, yet seamlessly marries them with contemporary living comforts and is heated by way of an LPG gas-fired system with uPVC windows and doors all round. A recent addition of an annexe to the rear creates versatile options for extended families or for entertainment space, along with the brilliant outdoor swimming pool and jacuzzi. The property is ideally positioned in the Lincolnshire Wolds, making it an ideal possibility for use as a holiday cottage, which it has recently been successfully run as due to its close proximity to the popular market town of Horncastle, the Lincolnshire coast line and outdoor pursuits within the Wolds. The gardens enjoys brilliant views of the neighbouring Grade 2 listed Langton windmill.

01507 350500





# MILL HOUSE FARM, LANGTON, HORNCastle, LN9 5JR

## Accommodation

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

## Entrance Porch

Having a smart oak-framed porch with pitched and slated roof, uPVC double-glazed units to three sides with external lighting, oak-effect uPVC door into the carpeted space with opening through to:

## Front Hall

With staircase leading to first floor, part-glazed oak doors to principal rooms, carpeted treads and handrail to staircase.

## Living Kitchen Diner

With good range of base and wall units finished in Navy with Shaker style doors, square-edge laminated work surfaces with marble finish, tiled splashbacks and a one and a half bowl, stainless steel sink. Range of appliances including Beko dishwasher and Rangemaster electric oven with five-ring gas hob with extractor above. Window overlooking rear garden. Oak-effect laminate flooring extending into the spacious dining and sitting area with superb feature fireplace to side with timber surround and cast iron open grate fire with slate hearth. Windows to two aspects, ample space for large dining table and alcove to side for American style fridge/freezer. Useful understairs storage cupboard. Door to side into:

## Pantry

With shelving to perimeter, window to rear, oak-effect flooring with plumbing provided for washing machine if required. Loft hatch to roof space.

## Dining Room

Further spacious reception room with frosted windows to front. Vaulted ceiling with exposed beams, oak-effect laminate flooring with double patio doors into rear garden giving access to swimming pool and hot tub. Further door into:



01507 350500

MOVEWITHMASON.CO.UK



01507 350500

MOVEWITHMASON.CO.UK



#### **Bedroom 4**

A superb, recently re-fitted ground floor bedroom that could be used as a granny annexed room if required. With vaulted ceilings, currently set up as a twin room with carpeted floor, windows to two aspects and with a fixed staircase leading to a brilliant mezzanine bedroom area ideal for children and as a play area. Sliding door into:

#### **En Suite Shower Room**

With large shower cubicle, sliding door, Myra electric shower unit, panelling to wet areas, low-level WC, corner wash hand basin, window to rear, spotlights and extractor fan and having tile-effect vinyl cushion flooring.

#### **Side Lobby**

Having separate entrance door with part-glazed uPVC window, timber cladding to walls with an oak door into a useful boot room with fitted shelving and hanging rails. Could be used as a dressing room for the adjoining en suite bedroom.



### Master Bedroom

A superb and spacious double ground floor bedroom with windows to front elevation, part-vaulted ceilings creating an airy and bright space. Carpeted floor, neutrally decorated and having central brick partition with entrance either side into the:

### En Suite Shower Room

Having a large shower cubicle with curved glass enclosure, thermostatic mixer, low-level WC and wash hand basin with heated chrome towel rail to side. Velux skylight to roof.

### Utility

Positioned to rear, having a stable style uPVC entrance door, windows to either side, wood-effect vinyl cushion flooring and space and plumbing provided for washing machine and tumble dryer.





### **First Floor Landing**

With large window to rear, carpeted floors and contemporary oak doors to bedrooms and bathroom. Smoke alarm to ceiling and large cupboards to sides fitted with shelving for laundry and housing the Glow Worm gas-fired central heating boiler, supplied by an LPG storage tank.

### **Bedroom 2**

Large double bedroom positioned to the front with windows to two elevations, oak-effect laminate flooring and attractively decorated with LED lighting, being a very large double in size.

### **Bedroom 3**

Also positioned to the front, being a large double in size with window overlooking front driveway. Oak-effect flooring, neutrally decorated and having a large cupboard to side, ideal for use as a walk-in wardrobe.



01507 350500



MOVEWITHMASONS.CO.UK



### Bedroom 5

Positioned on the rear with window overlooking the rear gardens and open countryside views, being a small double in size and currently housing double bunkbeds. Neutral decoration and oak-effect flooring.

### Family Bathroom

Spacious bathroom with free-standing slipper bath, chrome tap with hand shower attachment, low-level WC, large shower cubicle with curved sliding doors, thermostatic mixer and panelling to all wet areas. Low-level WC, wash hand basin and timber cladding to half-height walls painted in attractive colours. Chrome heated towel rail, window overlooking rear with superb views, woodplank-effect tiled floor and spotlights to ceiling.





### **Annexe Building**

A newly constructed brick and timber-built structure with brick perimeter wall and timber frame construction with timber cladding, uPVC double-glazed windows and having a quality construction with insulated floors and walls and would make an excellent granny annexe to the main dwelling. The property has wood-effect laminate flooring and internal timber cladding to create a natural look. Electric and lighting provided. One large open space currently set up with a cinema room area, sitting and games room. Separate electric consumer unit with a further enclosed room giving potential for a bathroom to be fitted. Further side entrance door. Overall, a superb, versatile space which could be made use of.





### Front Garden

Initially block-paved driveway with gravelled area to side with gated access into rear garden and smart, curved brick boundary walls to driveway. Five-bar timber gates into main driveway, laid to gravel giving access to the front of the property and extending across the front and into a further extensive gravelled parking area, ideal for further vehicles or caravans, etc. To the front of this is a further grassed area which extends all the way to the front adjoining the road which, once finished, would make a further garden area or small paddock if required.

### Rear Garden

A superb private space to relax having newly laid riven stone patio to perimeter of the astro-turf finished central lawn. Gravelled areas either side and giving access to the annexe building to the rear. Path leading up to the superb custom-built swimming pool to side with curved wall enclosure, pump, filtration and heating system with steps from the far side giving access, adjacent which is the newly installed Duraspa hot tub with heating, fitted cover and built-in lighting. Gated access to the front, back to the front driveway. The garden extends to the side with mature trees and bushes and having a timber-built outbuilding housing the pool pump and filtration system and making an ideal garden store. Extended rear gravel drive to side with fenced boundaries having a part-constructed timber building which will be further developed by the vendor and was intended to be a pub, however, would make an ideal outhouse, playhouse, garden room, etc. The land extends to the side with planted borders ideal for vegetable plots, lawned garden and resin patio to side making for a superb sheltered and sunny spot for al fresco dining and barbecues with outside tap and lighting.

### Secret Garden

To the front corner of the property is an enclosed, wooded area surrounded by large conifers and mature trees which currently houses an old static caravan, which could be converted or replaced to create further living accommodation if required, or could just be used as further garden space.





01507 350500

MOVEWITHMASON.CO.UK



**Viewing:** Strictly by prior appointment through the selling agent.

### **Location**

Langton is an attractive village just a mile or so from the popular town of Horncastle. From its Roman origins, Horncastle developed into a thriving agricultural market town and today is world famous for its large number of antique shops. The town itself offers an excellent range of eateries, supermarket stores, health centres, take-aways, public houses, etc. Close by is a tennis, cricket and rugby club with a superb 18 hole golf course just a short drive away. Horncastle offers an excellent selection of schooling from Horncastle primary school to the Banovallum school, Queen Elizabeth's grammar school and Horncastle college. The county town of Lincoln is around 18 miles to the west along the A158, where there is a wide range of specialist shopping and public services. Horncastle is also within easy reach of the glorious sandy beaches of the East Lincolnshire Coast and Lincolnshire Wolds Area of Outstanding Natural Beauty. The nearby A16 gives fast and easy access to the south while the A46 is some 18 miles to the west and offers a direct route to the A1M. There is also a mainland railway station in Lincoln.

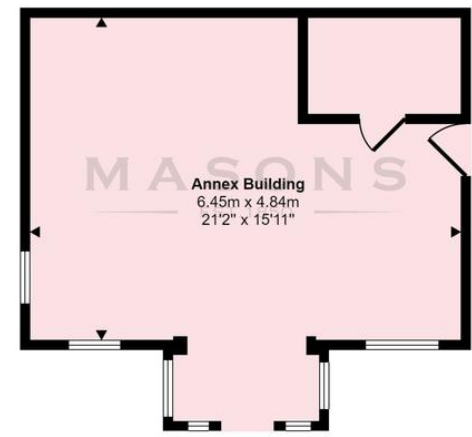
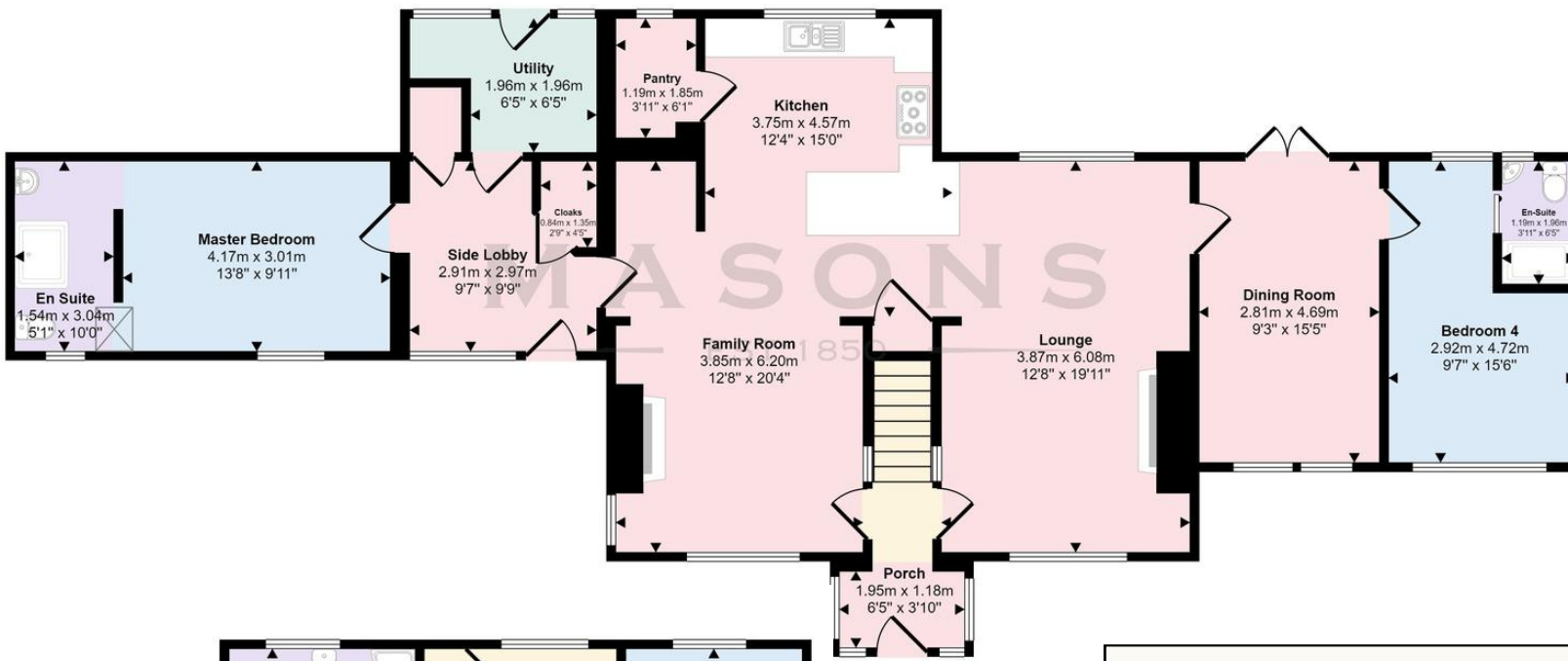
### **General Information**

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. We are advised that the property is connected to mains electricity and water with a private drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band D.



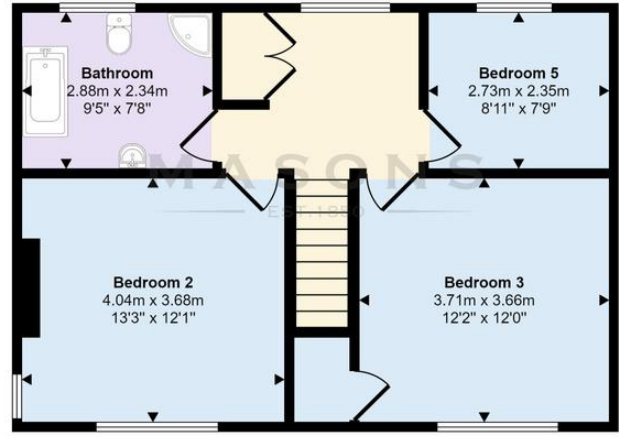
01507 350500

MOVEWITHMASONS.CO.UK



Annex Building  
Approx 34 sq m / 364 sq ft

Ground Floor  
Approx 132 sq m / 1420 sq ft



First Floor  
Approx 55 sq m / 590 sq ft



Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

**Important Notice**

Masons Louth for themselves and for vendors or lessees of this property whose agents they are given notice that:  
 (i) 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; (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Masons Louth has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

**M A S O N S**  
EST. 1850



UKLANDand  
FARMS.co.uk