

**THE GROVE
SIXHILLS
MARKET RASEN
LN8 3RL**



On behalf of owners of Hainton Estate

**TO LET
A substantial 4 Bedroom
Detached Country Farmhouse**

The property has been redecorated throughout, and accommodation includes 2 reception rooms each with a working open fire and stunning views, study, newly fitted kitchen, utility room, bathroom/WC, a larder and a wine cellar. Upstairs includes 4 double bedrooms, office/box room, family bathroom with WC and shower, and a separate WC
Oil-fired central heating throughout

Outside courtyard with extensive outbuildings, driveway parking and large gardens
Outstanding views across the Lincolnshire Wolds

RENT: £1,995 pcm – UNFURNISHED

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GENERAL REMARKS

A detached country farmhouse, in a secluded rural location. The farmhouse comprises 4 bedrooms, with oil fired central heating, newly fitted kitchen and two bathrooms. An extensive garden together with useful outbuildings all with spectacular views across open countryside.

LOCATION

The Grove is situated on the outskirts of Sixhills, a small village 4 miles east of Market Rasen. The property is set back from the public highway and is accessed by a private driveway.

ACCOMMODATION

Ground Floor

Large Entrance Hall
2 reception rooms with open fires
Study
Farmhouse Kitchen
Larder
Utility room
Bathroom with WC
Cellar

First Floor

Bedroom 1 (large double)
Bedroom 2 (large double)
Bedroom 3 (large double)
Bedroom 4 (large double)

Office/Box Room
Bathroom (with separate bath and walk-in shower)
Separate WC

AVAILABLE FROM END JUNE 2025

Outside

The property has a number of outbuildings suitable for firewood, tool sheds, storage of garden equipment and big enough to accommodate a chest freezer.

The gardens are extensive and surround the property with stunning views over open farmland and the Lincolnshire Wolds.

Additional land available by separate negotiation.

SERVICES

Mains electricity, telephone and water are connected to the property. Drainage to private system. Oil-fired central heating throughout.

Fibre broadband is available through Quickline.

TENANCY

The property is available, unfurnished, under an Assured Shorthold Tenancy for an initial term of 12 months but a longer initial term may be considered. The rent is payable monthly in advance by standing order, with the Tenant paying all outgoings. A refundable deposit of £2,300 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 (TDS), 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 E with the charge for 2025/2026 being £2,786.

Initial applications should be made direct with Jas. Martin & Co. using the form on our website: www.jasmartin.co.uk

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.

Energy performance certificate (EPC)

The Grove
Sixhills
MARKET RASEN
LN8 3RL

Energy rating

E

Valid until:

26 June 2030

Certificate number: 8810-7526-1310-7156-0222

Property type

Detached house

Total floor area

258 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 E. It has the potential to be B.

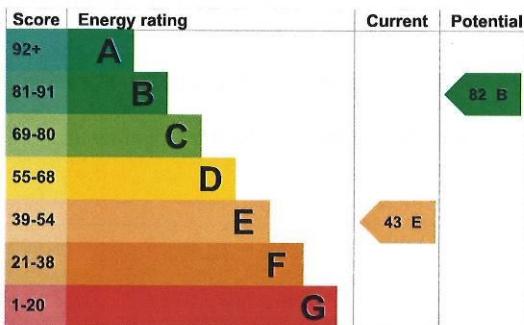
[See how to improve this property's energy efficiency.](#)

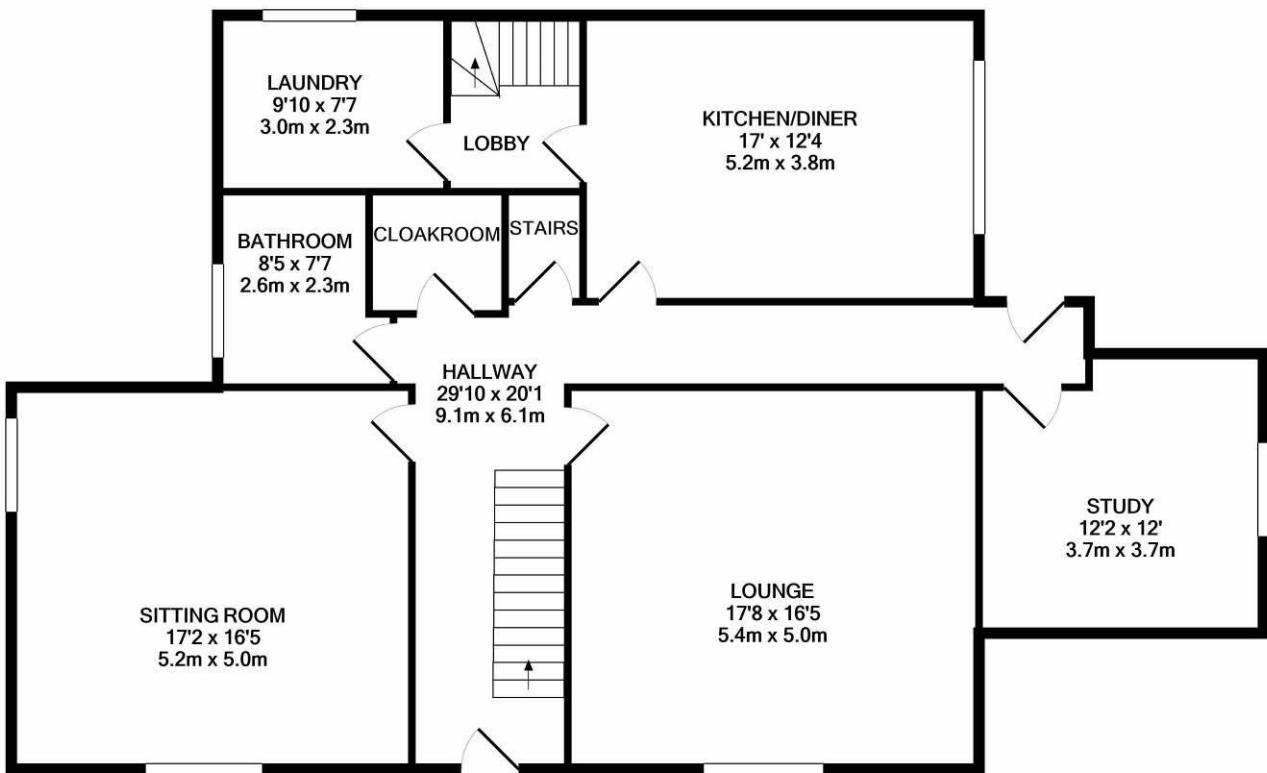
The graph shows this property's current and potential energy rating.

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.

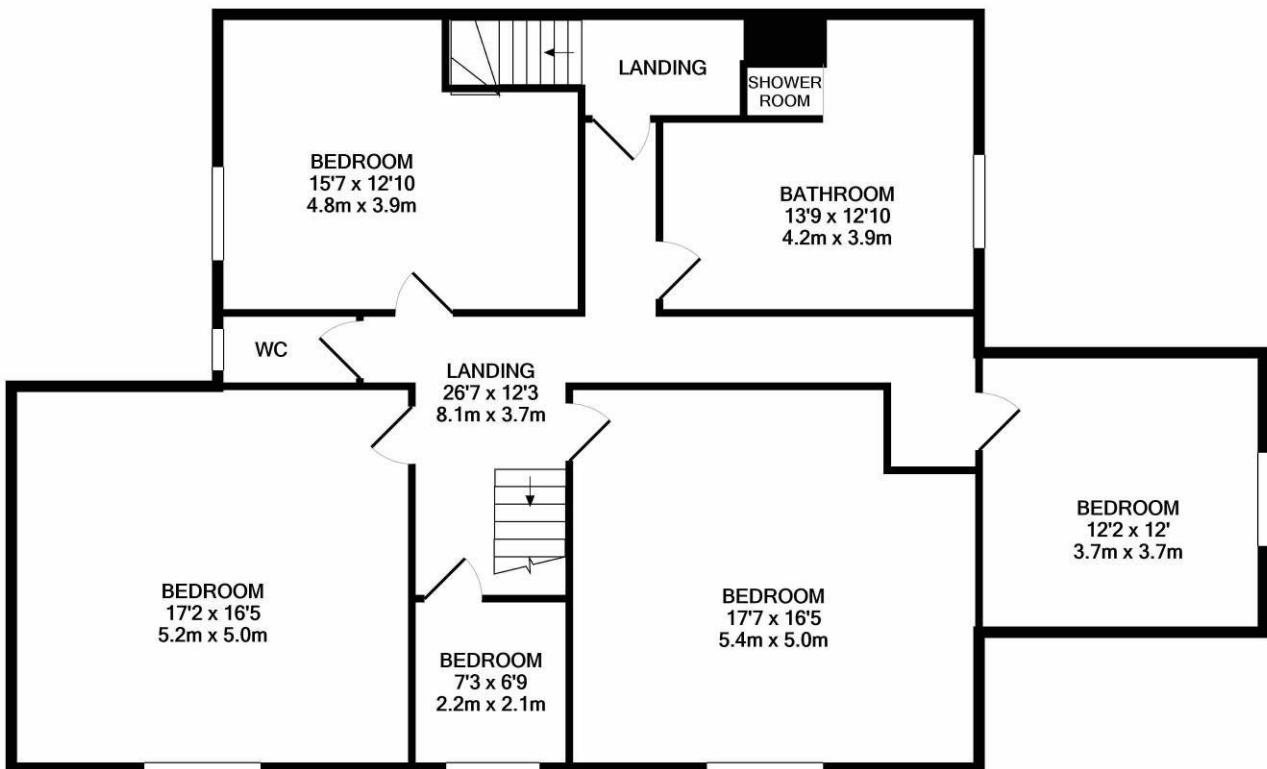
For properties in England and Wales:

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





GROUND FLOOR
APPROX. FLOOR
AREA 1361 SQ.FT.
(126.4 SQ.M.)



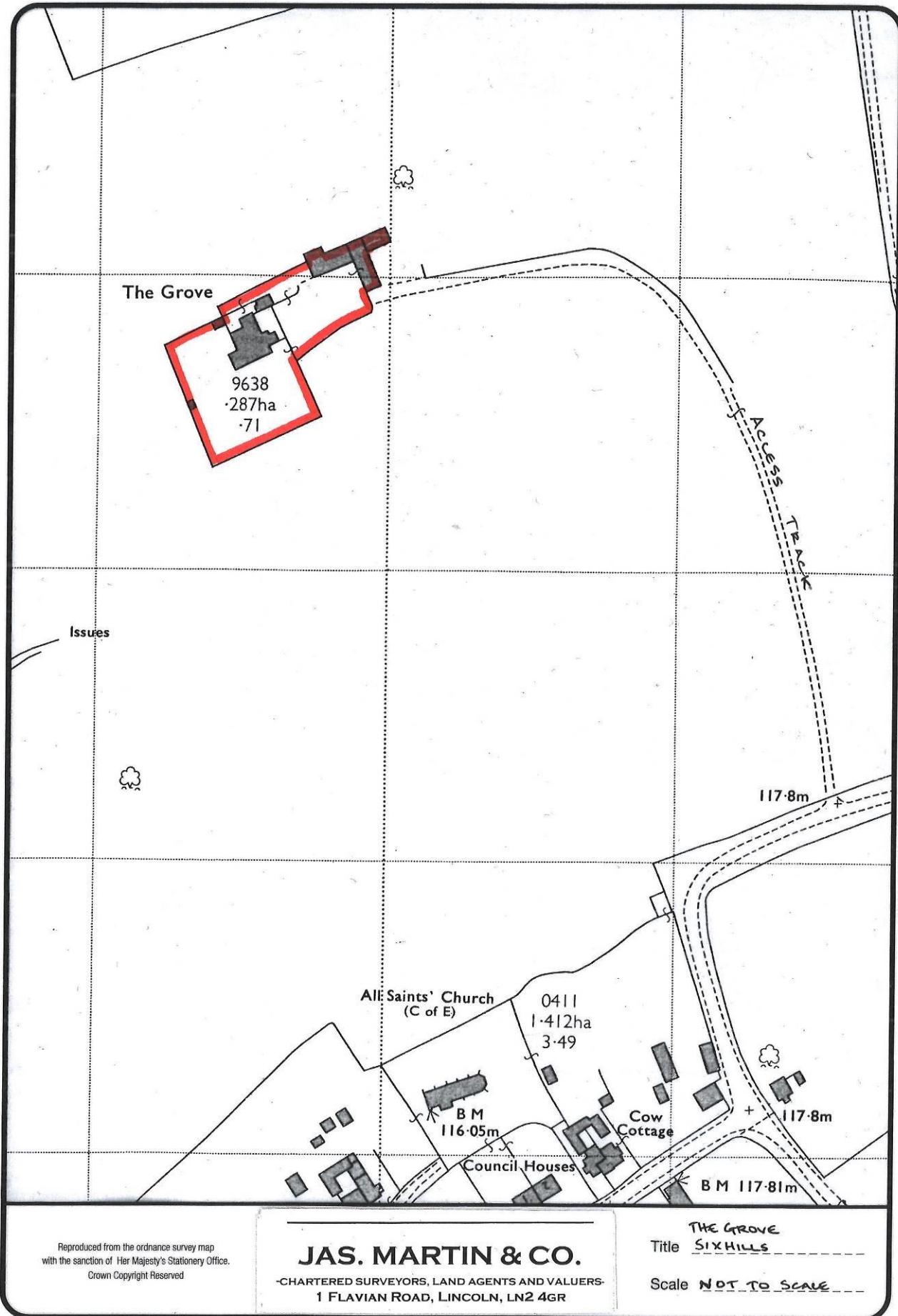
1ST FLOOR
APPROX. FLOOR
AREA 1343 SQ.FT.
(124.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2704 SQ.FT. (251.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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