

**MILL HOUSE FARM
HAINTON
MARKET RASEN
LINCOLNSHIRE
LN8 6LY**



On behalf of the owners of Hainton Estate

**TO LET
Substantial 4 Bedroom Detached Farmhouse**

The property has recently been refurbished with insulation and double glazing throughout. Accommodation includes a fitted kitchen with open plan dining/living area, a downstairs office/playroom, and 2 reception rooms with fireplaces suitable for woodburning stoves.

3 large double bedrooms and a single bedroom, with 2 bathrooms, each with showers.

Modern oil-fired central heating throughout.

Substantial garden with an outside patio/seating area, single garage/shed, and generous off road parking.

Paddock (1.6 acres approx.) available by separate negotiation.

RENT: £1,795 pcm – UNFURNISHED

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GENERAL REMARKS

The property comprises a recently refurbished 4 bedoomed detached country farmhouse in a rural location, with oil fired central heating.

LOCATION

Mill House Farm is situated midway between East Barkwith and Hainton, 7 miles east of Market Rasen and 9 miles west of Louth. The property is set back from the public highway (A157) and is accessed by a shared private driveway.

ACCOMMODATION

Ground Floor

- Cloakroom/hallway
- 2 reception rooms with open fireplaces
- WC/ large utility with fitted units, plumbed for washing appliances
- Large, fitted kitchen with open plan dining/living area
- Office/playroom



First Floor

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

Bathroom 1 - Family Bathroom with bath, walk-in shower, WC, basin

Bathroom 2 – Walk-in shower, WC, basin

There is also an airing/laundry cupboard/walk-in wardrobe.

Accommodation includes recently fitted carpets throughout.

Outside

The property has a garage/shed suitable for a vehicle or for general storage.

In addition to the Farmhouse, there is a paddock extending to 1.6 acres approx. which is available by separate negotiation. The paddock is not currently fenced or connected to a mains water supply.

There may also be outbuilding space available to rent in addition, again by separate negotiation.

The property has a substantial garden with views over open farmland.

SERVICES

Mains electricity, telephone and water are connected to the property. Drainage to private system. Oil-fired central heating throughout. BT provides a broadband connection or Quickline provides beamed superfast fibre.

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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 £2,070 will be collected at the start of the tenancy, together with the first month's rent.

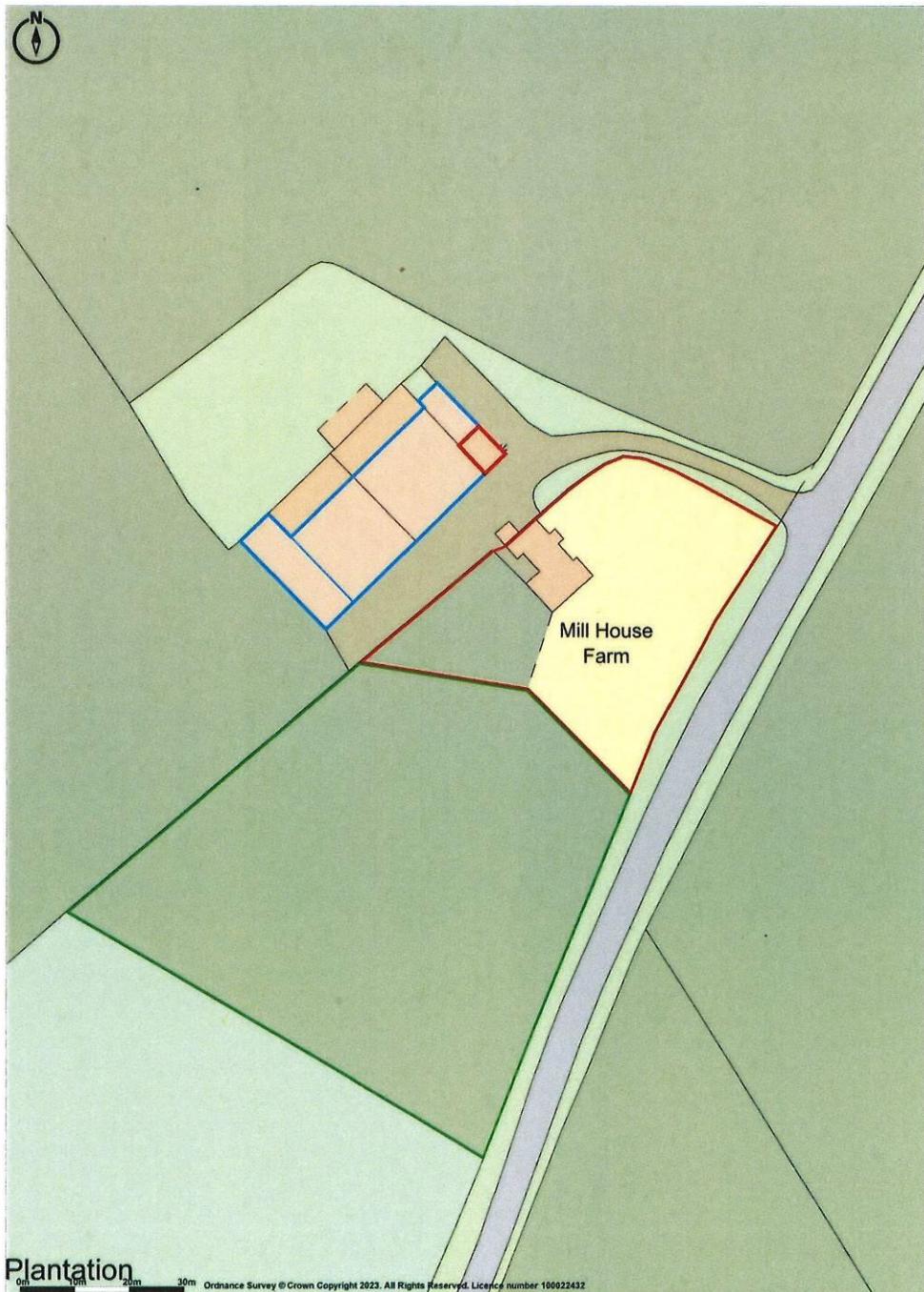
The deposit, which will be registered under the Tenancy Deposit Scheme, will be returned at the end of the tenancy provided that the Tenant has fulfilled all obligations under the tenancy agreement.

The property is in Council Tax Band D with the charges for 2025/2026 being £2,116.





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.



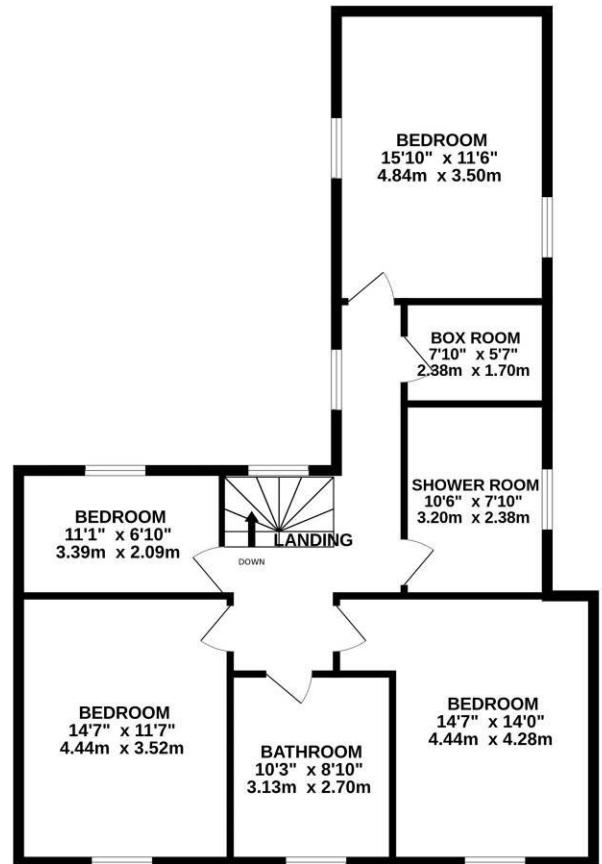
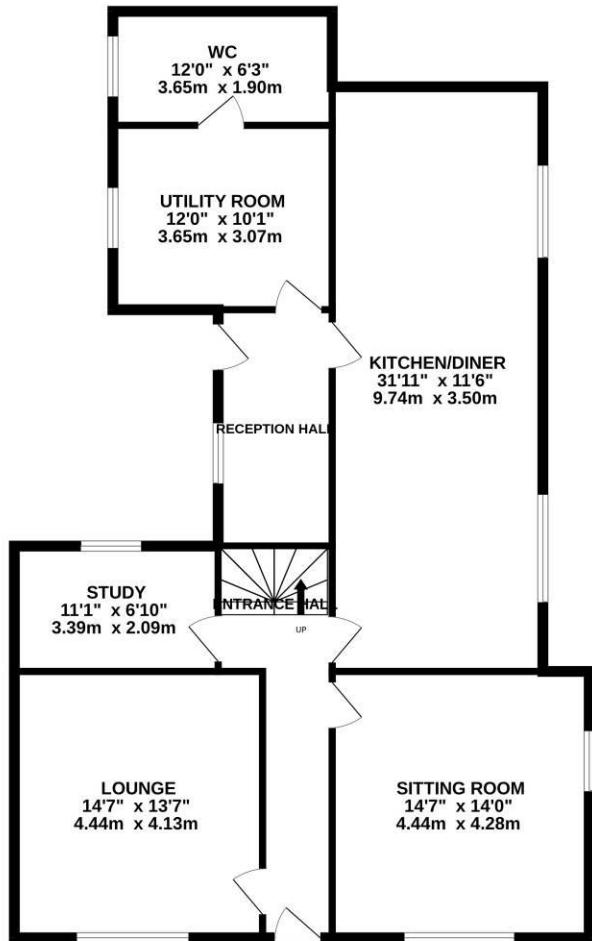
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LANDMARK INFORMATION

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GROUND FLOOR
1218 sq.ft. (113.1 sq.m.) approx.

1ST FLOOR
943 sq.ft. (87.6 sq.m.) approx.



TOTAL FLOOR AREA : 2161 sq.ft. (200.7 sq.m.) approx.

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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Energy performance certificate (EPC)

Mill House Farm
Hainton
MARKET RASEN
LN8 6LY

Energy rating

D

Valid until:

15 August 2033

Certificate number: 9157-3029-5208-9627-4204

Property type

Detached house

Total floor area

200 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 current energy rating is D. 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

