

An aerial photograph of a large, two-story brick house with a dark grey tiled roof and two prominent chimneys. The house is surrounded by lush green trees and a well-maintained garden. To the left of the house is a large, kidney-shaped swimming pool with a blue interior and a circular hot tub. A paved driveway leads to the house, and a white picket fence runs along the right side of the property. In the background, there are rolling hills and a large, open field. The overall scene is peaceful and idyllic.

Mill House Farm

Langton

M A S O N S

— Celebrating 175 Years —

Mill House Farm

Langton, LN9 5JR



Stunning five-bedroom period farmhouse
with countryside views

Beautifully designed open-plan kitchen,
dining, and living areas

Two en-suite bedrooms, plus a luxurious
family bathroom

Heated outdoor swimming pool and jacuzzi
for year-round enjoyment

Versatile annexe ideal for additional
accommodation or entertainment

Ample parking, landscaped gardens, and a
secluded 'secret garden'

Perched in an elevated position amidst rolling countryside, this exceptional period farmhouse offers a rare opportunity to embrace rural tranquillity while enjoying modern comforts. With stunning views stretching in every direction, this charming home is just a short drive from the historic market town of Horncastle. Spacious and beautifully maintained, it seamlessly blends period character with contemporary living, making it an ideal family home, holiday retreat, or investment opportunity. Retaining many original features, including exposed beams and a traditional fireplace, the home is heated by an LPG gas-fired system and features uPVC windows and doors throughout for efficiency and convenience.

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Stepping through the oak-framed entrance porch, you are welcomed into a beautifully presented home with a thoughtfully designed layout. The heart of the house is the impressive open-plan living kitchen and dining space, featuring elegant navy shaker-style cabinetry, marble-effect work surfaces, and a high-spec Rangemaster oven with a five-ring gas hob. A charming pantry provides additional storage, while a cosy alcove offers space for an American-style fridge freezer. The kitchen flows seamlessly into a spacious dining and sitting area, where a striking cast iron fireplace with a slate hearth provides a central focal point. The adjoining dining room, with its vaulted ceiling and oak-effect flooring, is flooded with natural light and offers direct access through patio doors to the garden, swimming pool and hot tub, making it a perfect space for entertaining.

A well-equipped utility room provides practical space for laundry, while a side lobby with a separate entrance and built-in boot storage ensures functionality for country living. The front hall, with a classic staircase leading to the first floor, connects to the main reception areas, creating a warm and inviting flow throughout the home.







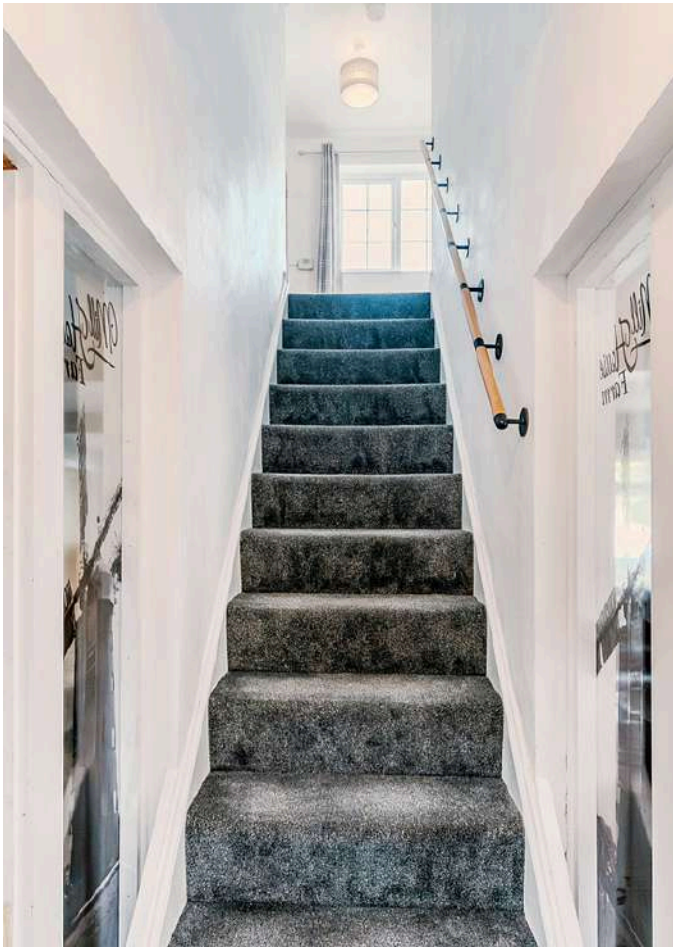


The farmhouse boasts five generously sized bedrooms, each designed for comfort and style. The ground-floor master suite is an elegant retreat, with high ceilings, a tranquil front aspect, and a private en-suite shower room featuring a curved glass enclosure and chrome fixtures. A second ground-floor bedroom, complete with an en-suite shower room, vaulted ceiling, and a fantastic mezzanine level, offers a unique and flexible space, perfect for children or as a private annex.



Upstairs, three further double bedrooms enjoy wonderful countryside views, with one currently set up as a twin and another featuring a large built-in storage cupboard. The beautifully appointed family bathroom is a highlight, with a freestanding slipper bath, a large walk-in shower with curved sliding doors, and elegant timber panelling painted in soft, natural tones. A large window allows for abundant natural light, framing uninterrupted views of the surrounding landscape.





“—
A charming period
farmhouse offering modern
comfort, breathtaking
views, and exceptional
outdoor living.
—”





Beyond the main house, a newly constructed annexe presents a versatile space with high-quality timber cladding, wood-effect flooring, and its own power supply. Currently configured as a cinema and games room, it holds enormous potential for guest accommodation, a home office, or a self-contained retreat. The annexe is fully insulated and includes a separate enclosed room, offering the opportunity to add a bathroom or kitchenette if desired.



The extensive grounds, spanning approximately two-thirds of an acre, offer an unrivalled outdoor lifestyle. A newly installed heated swimming pool, complete with a filtration and pump system, is accompanied by a luxurious Duraspa hot tub with integrated lighting and a fitted cover. A beautifully landscaped patio area with resin paving provides a sun-drenched setting for al fresco dining, while an additional enclosed lawn space with mature trees and planting offers a peaceful retreat. A part-constructed timber outbuilding, originally intended as a garden pub, could be finished to create a stylish bar, home gym, or summer house.







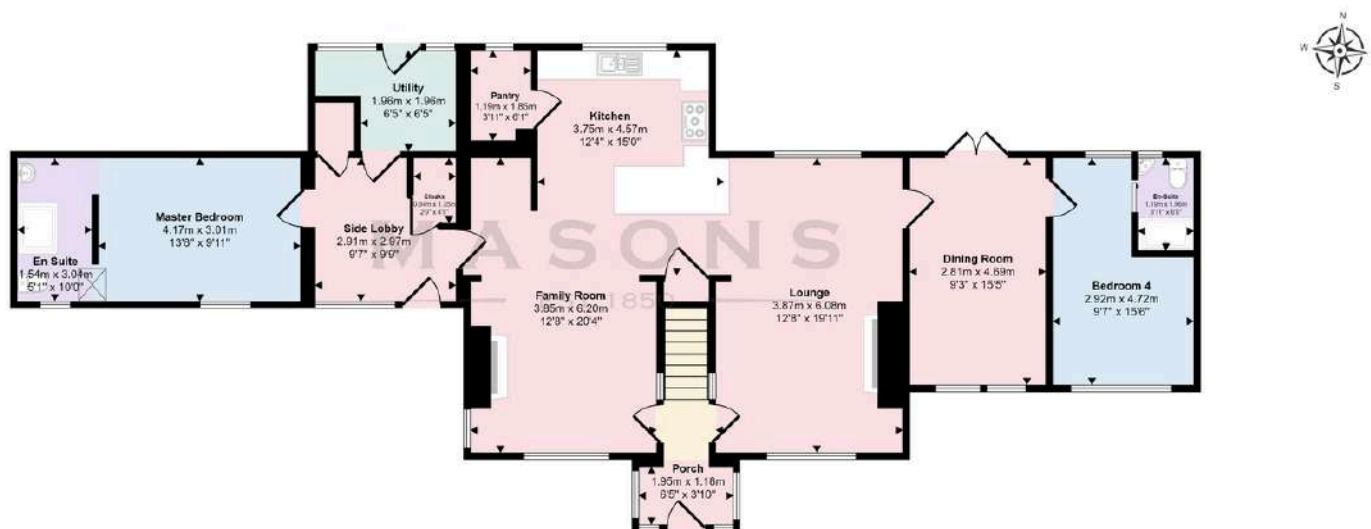
With ample parking, including a gated gravel driveway and additional space for multiple vehicles, this home is as practical as it is picturesque. A secluded 'secret garden' at the front of the property, enclosed by mature conifers, offers further potential, currently housing an old static caravan that could be replaced or converted into additional accommodation.



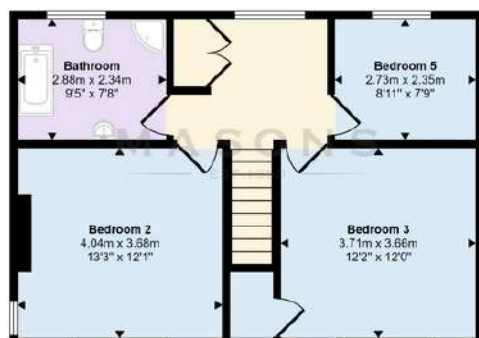
Ideally located within the Lincolnshire Wolds, an Area of Outstanding Natural Beauty, this remarkable property offers easy access to the stunning coastline, charming market towns, and a wealth of outdoor pursuits. Whether as a full-time residence, a countryside retreat, or a successful holiday let, this is a home that delivers an exceptional lifestyle in an idyllic setting.







Ground Floor
Approx 132 sq m / 1420 sq ft



First Floor
Approx 55 sq m / 590 sq ft



Annex Building
Approx 34 sq m / 364 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

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

Langton

A Charming Village with History,
Community, and Countryside at
Your Doorstep

Langton is a picturesque village situated just a mile from the historic market town of Horncastle. Rich in history, Horncastle traces its roots back to Roman times and has since grown into a bustling town renowned for its abundance of antique shops. Residents of Langton benefit from easy access to Horncastle's excellent amenities, including a variety of eateries, supermarkets, health centres, pubs, and takeaways. Sports enthusiasts can enjoy the nearby tennis, cricket, and rugby clubs, as well as an impressive 18-hole golf course just a short drive away. Families in Langton have access to outstanding education, with schools such as Horncastle Primary, Banovallum School, Queen Elizabeth's Grammar School, and Horncastle College. The village is well connected, with the A158 providing a direct route to Lincoln, just 18 miles away. Additionally, Langton is within reach of the stunning East Lincolnshire Coast and the scenic Lincolnshire Wolds, making it a desirable and well-located rural retreat.



Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band D

Services Connected

We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

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 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.

M A S O N S

EST. 1850

Cornmarket,
Louth, Lincolnshire
LN11 9QD

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