



Corner Farm, Highgate, Helpringham,
Sleaford, Lincolnshire, NG34 0RD

Pygott
& Crone

Will Barker
& Co

Corner Farm, Highgate, Helpringham, Sleaford, Lincs, NG34 0RD

£750,000

- Attractive Smallholding
- 5-Bedroom Farmhouse
- Set in 2.82ha (6.97 acres)
- Portal Frame Building
- Stables & Barn
- Stunning Pond
- Modern & Spacious Living
- Wealth of Character
- Edge of Village Location

Will Barker & Co
12 The Point, Lions Way,
Sleaford, Lincs, NG34 8GG
01529 414555
www.willbarker.co.uk

Location

Situated within a peaceful rural setting, within the village of Helpringham, which lies 7 miles south of the market town of Sleaford and 17.6 miles east of Grantham.

Description

This impressive 5-bedroom farmhouse offers the perfect blend of traditional charm and modern family living.

Set in 2.82ha (6.97 acres) of maintained grounds, the property includes lawned gardens, outbuildings, grass paddocks, and a picturesque pond. Ideal for those seeking a country lifestyle with space, privacy, and potential.

The farmhouse is approached via a drive and enjoys an attractive position surrounded by countryside.



The Farmhouse

Ground Floor:

The spacious and well-appointed accommodation includes a welcoming kitchen, utility room, study, family room, and a lounge all thoughtfully laid out to suit both everyday living and entertaining.

A double garage is also conveniently attached, providing secure parking and additional storage.

First Floor:

Upstairs, the home boasts five generous double bedrooms, each with its own en-suite bathroom, offering comfort and privacy for family members and guests alike.

Outside:

The grounds comprise of sweeping lawns, mature trees, a pond, and multiple paddocks, the setting is both practical and picturesque.

The accompanying outbuildings of approx. 204.4 sq. metres offer a variety of potential uses, whether for equestrian facilities, storage, hobbies. The building comprises of a kitchen, garage, barn and two stables.

This exceptional property presents a unique opportunity to create a stunning family home in an idyllic countryside location.

EPC Rating – C

Tax Band – D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Wayleaves, Easement & Rights of Way

The property is sold subject to and with the benefit of all existing rights of way, whether public or private, light support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi-easements, and all wayleaves whether referred to or not in these sales particulars.

Method of Sale

The freehold interest to the property is being offered for sale by Private Treaty. The property for sale is part of Land Registry title is LL354451.

Plans, Areas & Boundaries

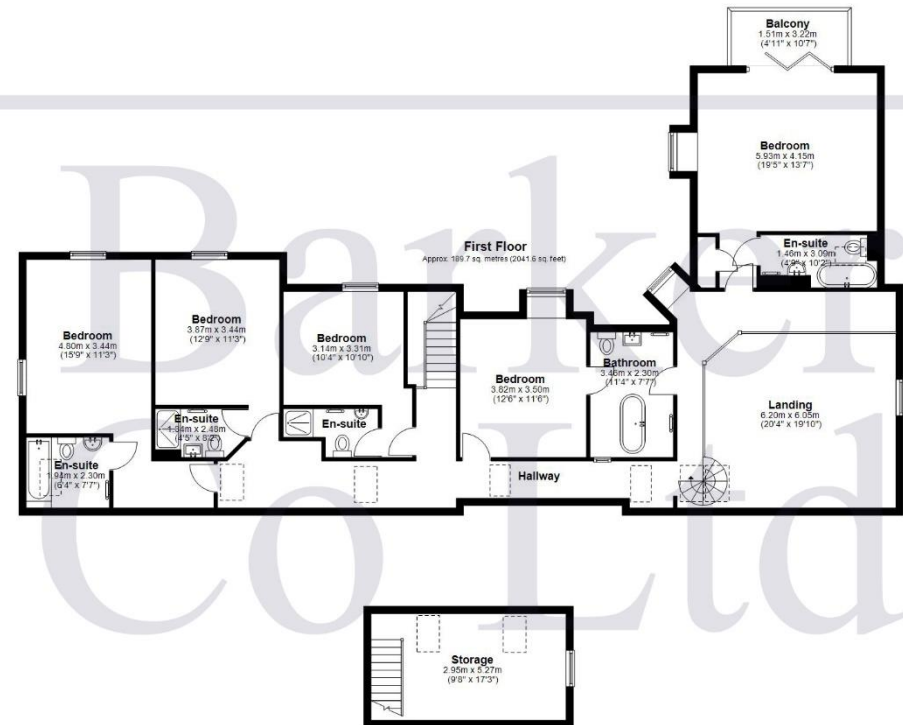
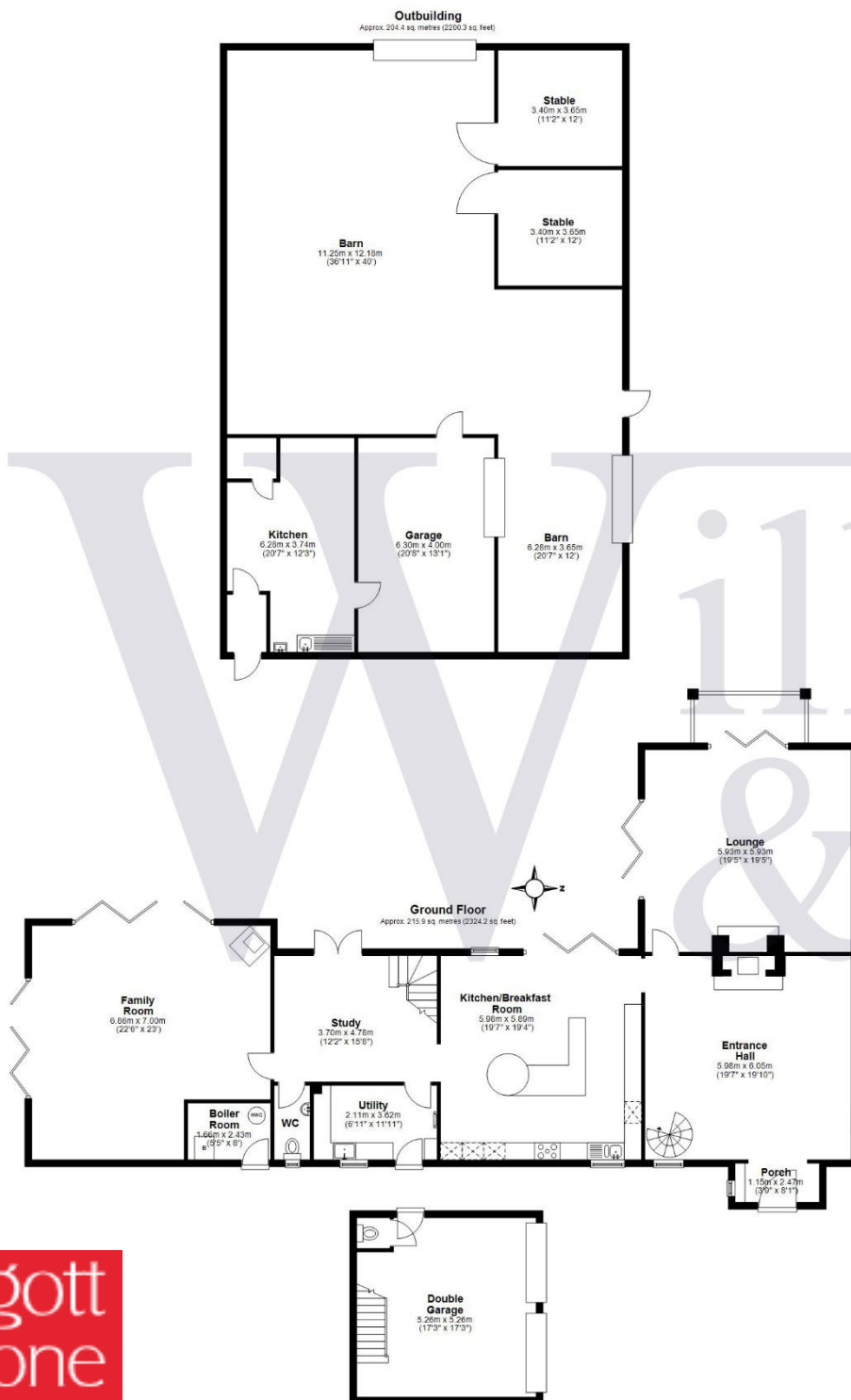
The areas and plans attached to these particulars have been produced in good faith. They are for illustrative purposes only and their accuracy is not guaranteed.

The successful purchaser will be deemed to have full knowledge of all boundaries and neither the vendors nor their agents will be responsible for finding the boundaries for the ownership thereof.

Viewings

Prospective purchasers wishing to view the property should make an appointment through the selling agents. Those wishing to view the property do so at their own risk.







Pygott
Crone

Will Barker
& Co

