



BRITISH
PROPERTY
AWARDS

2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE

Meadow Farm

Sturton Road, Hatton, Market Rasen, Lincolnshire. LN8 5QQ

FOR SALE BY INFORMAL TENDER

DEADLINE: 12 NOON- FRIDAY 16th JANUARY 2026

BELL





Meadow Farm

Sturton Road, Hatton

An opportunity to acquire an equestrian-style property in the heart of the Lincolnshire Wolds, offering a 4/5 bedroom residence, stables, workshops, and a 4-acre paddock. The property has undergone a scheme of renovation and improvement works. It offers the opportunity to improve further and has the benefit of planning permission for an extension, the addition of a second storey and a double garage. Occupying just over four acres (subject to survey), Meadow Farm offers broad potential for change and upgrading.

The current accommodation comprises a generous ground floor with kitchen, dining room, conservatory, lounge, utility room, office/bedroom, master bedroom with en-suite, shower room, cloakroom and WC, and central hallway. The first floor offers a large bedroom, bathroom, and two adjacent bedroom/office spaces, with further potential to create additional rooms.

Approached via double-gated access, the property features a concrete drive with ample parking, leading to a wooden range of two stables, one tack room, 2 stores, and a workshop. To the opposite side of the residence is an L-shaped area comprising of further shelters and shed storage with hard standing, a triple open-fronted cart shed, and a sand school. The paddock rolls away to the rear, enjoying superb views over the adjoining rolling countryside, and is equipped with posts to enable subdivision into smaller sections.

FOR SALE BY INFORMAL TENDER

Guide Price: £550,000 - £650,000

Tender date: 12 Noon – Friday 16th January 2026.



ACCOMMODATION

Entrance Hallway with uPVC double-glazed obscure front entrance door; wood staircase to the first floor, wood flooring, radiator, skylight to ceiling, and wall lights. Doors to ground floor accommodation.

Lounge with uPVC double-glazed window to front aspect; multifuel stove on stone hearth, radiator, ceiling light, and power points.

Bedroom / Office with uPVC double-glazed window to front aspect; wood flooring, radiator, ceiling light, and power points.

Utility with uPVC double-glazed window to side and uPVC door to side aspect; built-in cloak store with bench seat and storage pigeonholes, base-level storage units, 1.5 bowl sink and drainer set to square-edge worktop, space and connections for under-counter washing machine and dryer. Wood flooring, radiator, and power points. Door to:

Cloakroom with uPVC double-glazed obscure window to side aspect; low-level WC, pedestal wash hand basin, wood flooring, radiator, and ceiling light.

Bedroom 1 with uPVC double-glazed French doors and window to rear aspect; wood flooring, radiators, ceiling light, and power points. Door to:

En-suite with uPVC double-glazed obscure window to rear aspect; bath with shower attachment and tiled surround, bowl-style sink set on a storage unit with wood-effect counter top, and low-level WC. Wood flooring, heated towel rail, and ceiling light.

Shower Room with corner shower cubicle and tiled surround, wash hand basin on a storage unit with illuminated mirror above, and low-level WC. Tile-effect flooring, heated towel rail, skylight to ceiling, and ceiling light.

Dining Room with uPVC double-glazed window to side; wood flooring, radiators, ceiling light, and power points. uPVC double-glazed French doors to:

Conservatory with uPVC double-glazed windows to sides and rear; French doors to rear aspect, wood flooring, radiator, and power points.

Kitchen with uPVC double-glazed windows to front and side aspects; a good range of modern base-level storage units, 1.5 bowl sink and drainer set into square-edge wood worktop, space and connections for upright American-style fridge-





freezer, Rangemaster Nexus SE cooker, and integrated dishwasher. Wood flooring, ceiling light, and power points. Doors to hallway and dining room.

First Floor - Gallery Landing with carpeted floor, skylight to ceiling, ceiling light, and power points. The first floor offers potential for conversion to create additional rooms, complementing the existing bedroom and bathroom.

Master Bedroom with uPVC double-glazed French doors opening onto balcony to rear, skylight to side, carpeted floor, built-in storage, radiators, ceiling light, and power points.

Bathroom comprising bath with tiled surround, pedestal wash hand basin, and low-level WC. Wood flooring, skylight to side, and radiator.

Bedroom with carpeted floor and tiled office space, radiator, skylight to side, ceiling light, and power points. Door to:

Bedroom with carpeted floor, skylights to front and rear, radiator, ceiling light, and power points.

OUTSIDE

The property is approached to the front through double vehicle gates and up a wide concrete driveway, providing ample off-road parking for multiple vehicles.

The front garden is laid to lawn with mature hedging to the front boundary and post-and-rail timber fencing to the side. A series of mature trees enhance this space. Alongside the driveway is a substantial timber-framed stable block with sheet roof and a quaint clock tower, featuring light and power throughout and water connected.

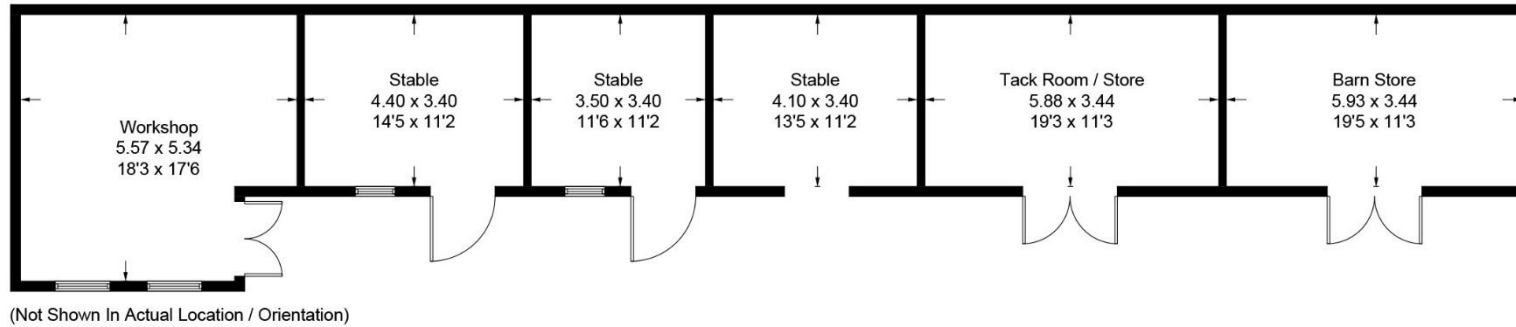
The outbuildings include two stables, two storage rooms, a workshop, a tack room, and an additional separate storage shed. To the other side of the property, lies an additional range of further animal shelters and shed on hard standing alongside a triple open-fronted cart shed and a sand school which further enhance the property's equestrian facilities.

The grounds to the rear comprise the majority of the 4-acre plot. Enjoyed from the first-floor balcony and ground-level patio seating, the land is largely laid to grass and offers a range of potential uses. Mature trees, including a group of beautiful mature willows, are dotted throughout the garden alongside a planted fruit orchard comprising of apple, plum, and mulberry trees. A brick outbuilding/store with lean-to log store and additional storage stand to the rear. Additional facilities supporting smallholding activities are also present including Wire meshed poultry enclosures, 2 smaller paddocks fenced with stock fencing, and a poly-tunnel complete the grounds.

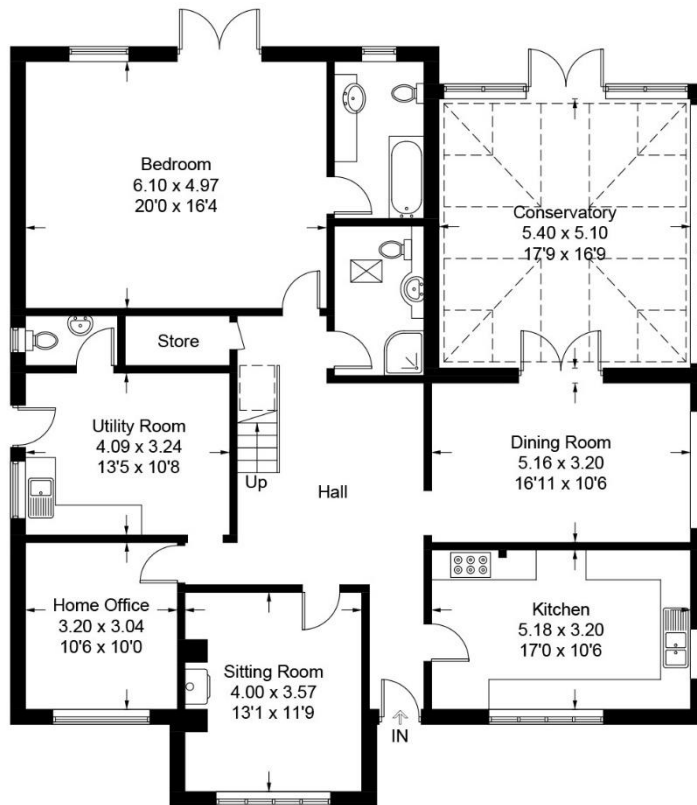


Meadow Farm

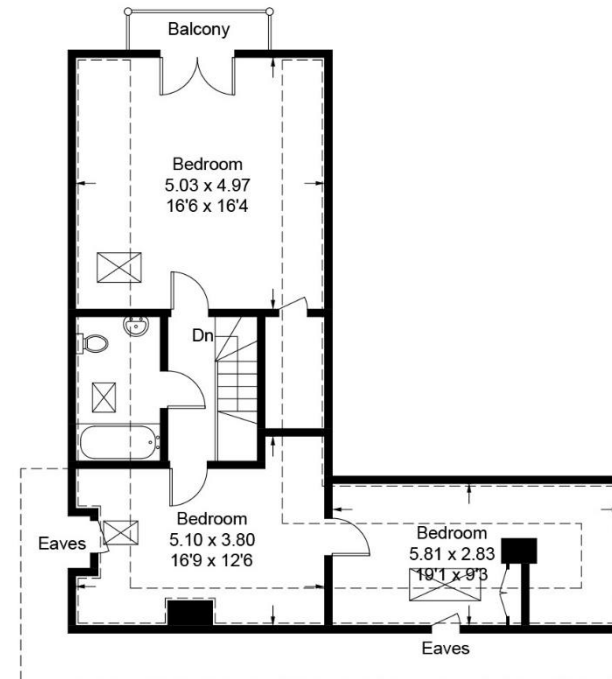
Approximate Gross Internal Area
 Ground Floor = 176.1 sq m / 1895 sq ft
 First Floor = 73.3 sq m / 789 sq ft (Excluding Eaves)
 Outbuilding = 112.2 sq m / 1208 sq ft
 Total = 361.6 sq m / 3892 sq ft



= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Planning Permission

Planning permission is granted for conversion to a substantial neo-Georgian detached house with alterations to the layout of the stables and the addition of a double garage. Details can be found under East Lindsey District Council Planning Applications S/079/01491/22 and S/079/01280/20.

Location

Hatton is a rural village convenient for the popular Georgian market town of Horncastle and the city of Lincoln.

INFORMAL TENDER PROCESS

Offers are invited in writing on or before the tender deadline of:

12 noon- Friday 16th January 2026.

Please note the sellers reserve the right to accept an offer prior to the tender deadline, not to accept the highest nor any offer should they choose. Upon acceptance of their offer the successful purchaser will have 28 days to undertake the usual due diligence process and exchange contracts.

East Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: D

Mains water, electricity – LPG Gas fired heating. Biotech private drainage system.

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office...

Old Bank Chambers, Horncastle. LN9 5HY.

Tel: 01507 522222;

Email: horncastle@robert-bell.org;

Website: <http://www.robert-bell.org>

Brochure prepared 19.6.2025



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43 Silver Street, Lincoln. LN2 1EH
Tel: 01522 538888 Fax: 01522 589988
Email: lincoln@robert-bell.org

www.robert-bell.org

