



**Larkrise**  
Meadow Lane, Benniworth, Market Rasen, Lincolnshire. LN8 6JJ

**BELL**





## Larkrise Meadow Lane, Benniworth

Larkrise is a well-presented, four bedroom family home with a wealth of reception space, occupying formal gardens and standing alongside three paddocks and a stable block (the plot totalling approx. 2.4 acres, sts). Offering potential purchasers a lifestyle change, with views across the gardens or paddock from most rooms, Larkrise enjoys versatile spaces throughout.

Having been extended over a number of years, the property is currently configured with large dining and sitting rooms off a reception hall space, plus conservatory; kitchen, boot room and utility to the ground floor – which is also home to a master bedroom suite, guest bedroom and family bathroom. The first floor provides two further bedrooms, both with adjacent shower rooms. A large double garage, and workshop, sit to one side of the double-ended driveway, which also leads across the front of the property.

### THE AREA

Larkrise is located up Meadow Lane, an adopted, no through road in the Lincolnshire Wolds village of Benniworth. 18 miles from the county capital of Lincoln, seven and ten from the Georgian market towns of Horncastle and Louth respectively, the property is well placed to the centre of this beautiful, rural county.

The nearby village of Donington on Bain (three miles West) is home to a village shop, pub and primary school; while the property is well placed for the Grammar Schools at both Louth (King Edward VI's) and Horncastle (Queen Elizabeth's).

Being within the designated 'National Landscape' area (formerly known as 'Areas of Outstanding Natural Beauty'); and enjoys views from its elevated position to the South-West across open farmland beyond.



## ACCOMMODATION

The property is entered to the front through an oak door, to the **Boot Room**, with storage units to base and wall levels. This space leads through to the kitchen; and a **Utility Area** with storage units, sink and space and connections for washing machine and door through to a useful **Coat Store**. Stepping through from the utility is the **Kitchen**, having a good range of modern units to base and wall levels plus the central island. With an electric range cooker (gas fired hob fed by bottled gas stored behind the stable block) and an oil-fired AGA, the kitchen is furnished with integrated dishwasher, washing machine and wine cooler; and is tiled throughout.

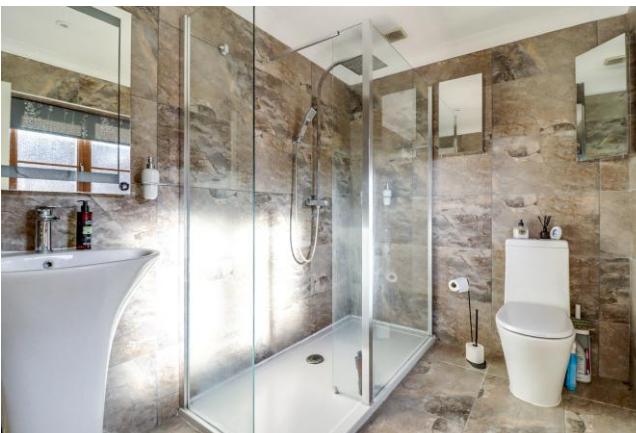
Oak beams lead across the ceiling, including over the **Dining Space** with vaulted ceiling and full-height window out to the paddocks and regular windows to the front and rear. To the corner stands a cylindrical stove.

To the centre of the property is a bright, wide **Hallway** - versatile to a range of uses, currently a seating area, with tiled floor and a multifuel stove; overlooking the side paddock with a patio door to the rear and staircase to the first floor. Door through to the **Dining Room**, a large reception spaces with window to one side and full height windows plus French doors to the patio on the other. The focal point of this room is a wide brick fireplace with tiled hearth and oak mantle, home to a striking multi fuel stove. This room is carpeted, with door to:

The **Sitting Room** enjoys views to the side-with pair of windows with a wide bay window to the rear having views across the paddocks; log burner effect fireplace, wall lights and a central feature light. French doors lead through to the **Conservatory**, with triple aspect, patio doors and a solid roof with skylights and spotlights. This space is another versatile reception area-currently a summer room with tiled floor, sofa and dining space, suitable for year-round use courtesy of both the solid roof and electric wall-mounted heating.

Off the hallway is a further lobby space; with two sets of double doors and a single door leading to useful built in storage spaces and further ground floor accommodation:

The **Master Bedroom** overlooks the front and rear, with separate bed and dressing space, carpeted throughout. An attractive modern En-Suite Shower Room having walk-in shower cubicle with monsoon and regular head over, pedestal wash hand basin and heated towel rail.







The ground floor is completed by a **Family Bathroom** with free-standing bath; and a generous **Guest (double) Bedroom** looking to the front.

**First Floor Gallery Landing** with carpeted stairs leading up from the hall with oak spindles and balustrade; enjoying views to both sides over the garden and paddocks; and a south-westerly aspect over the countryside beyond. The landing is sufficient for a recreational space or an office area.

The first floor is set with two dormer **Bedrooms**, both with **En-Suite Shower Rooms** and views to both sides. The front dormer bedroom has a loft access hatch.

## OUTSIDE

The property is approached via a gravel driveway, providing ample off road parking for multiple vehicles and continuing up to the front door and around to the **Double Garage**, with up and over doors, light, power and an adjacent **Workshop/storage space**.

The lawn wraps around the property and opens out to the side, with mature flowerbeds home to a range of flowers; shrubs and trees. A paved patio sits to the side of the house while to the south-west corner of the garden is a fledgling orchard space. To the front of the property is a vegetable plot with greenhouse.

Wrapping around the formal gardens to the side and rear are grassed paddocks, contained by post and rail fencing to three separate spaces alongside a brick and tile Stable Block. The block – comprising two stables, a tack room and hay store, is surrounded by lawn, with double gates leading to the road.

The property is set back and slightly raised from the road, with hedged boundaries containing the perimeter.



**East Lindsey District Council – Tax band: D**

**ENERGY PERFORMANCE RATING: tbc**

**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...

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## DISCLAIMER

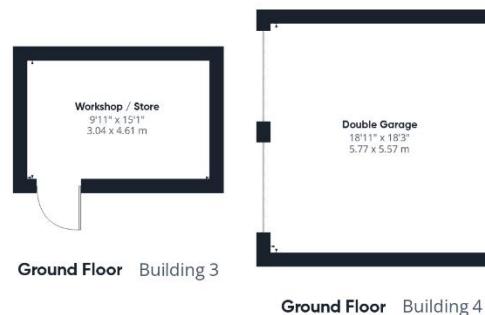
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## Approximate total area<sup>(1)</sup>

4182 ft<sup>2</sup>

388.5 m<sup>2</sup>

## Reduced headroom

136 ft<sup>2</sup>

12.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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