



W E S T H O U S E



COUNTRY CALM

Completed in 2019, West House stands proudly on the footprint of the old cart shed of Hall Farm; a home that honours its agricultural heritage while embracing the elegance of modern design. Built with high-quality materials, including red brick and natural clay pan tiles, it combines timeless craftsmanship with contemporary sophistication.



Set behind electric gates, West House forms part of an exclusive collection of unique homes at Hall Farm, tucked away on the edge of the picturesque village of Heapham. Here, countryside serenity meets modern refinement — a place where peaceful rural living is beautifully reimaged for today's lifestyle.

Every detail has been considered to create a home that feels effortlessly refined — light-filled, beautifully balanced and designed for modern rural living.



DESIGNED TO UNFOLD

Karndean flooring adds warmth underfoot, complementing the natural tones of the timber and setting a quietly luxurious tone for the home. The open space beneath the staircase is perfectly sized for a baby grand piano, a beautiful focal point that introduces both character and grace to this welcoming arrival space.

From here, all the main living spaces unfold, including the open-plan kitchen and family area, the sitting room, and a dedicated plant room and cloakroom, thoughtfully designed with space for coats, shoes and everyday essentials.

A SENSE OF ARRIVAL

From the moment you step inside, West House feels calm and considered, a home designed to breathe with light. The entrance hallway is instantly impressive, with a central timber staircase and full-height windows framing both the front and rear doors, allowing daylight to pour through from morning to evening.

The sense of scale is immediately apparent, with generous ceiling heights and carefully proportioned walls creating an entrance that feels expansive yet composed. Movement through the space feels effortless, with a gallery-like quality that gives the hallway a confident architectural presence.





THE HEART OF THE HOME

At the centre of West House, the kitchen and living space embodies the beauty of modern country living. Elegant, refined and filled with natural light, it has been designed with both family life and entertaining in mind, creating a space that feels effortlessly balanced. The warmth of home combines with the sophistication of a showpiece interior.

The addition of a Quooker boiling tap with sparkling and filtered water, enhanced by the Cube attachment for fully purified water, ensures every detail speaks of luxury and convenience. At its heart, a central island draws the space together, offering generous preparation surfaces finished in marble for a timeless, tactile elegance.





NATURALLY BALANCED

Subtle under-unit lighting introduces a soft ambient glow, drawing attention to the quality of the detailing and creating a sense of calm, quiet indulgence.

Flowing seamlessly from the entrance hall, the Karndean flooring continues throughout, grounding the room with its natural warmth and continuity. The open-plan design has been thoughtfully zoned to provide both form and intimacy, with a dining area perfect for long, candlelit evenings.



CRAFTED FOR LIVING

The bespoke kitchen is a statement of craftsmanship and considered design. High-end appliances sit seamlessly within beautifully tailored cabinetry, including two Neff Slide and Hide ovens, a warming drawer, combi microwave grill, induction hob with downdraught extractor, and a full-height fridge and freezer.





LAID BACK LIVING

A snug space at the far end of the room where full-height windows frame views of the garden and bathe the space in natural light. Every element here has been chosen to elevate daily life, blending function and beauty in perfect harmony. This is the true heart of West House, a space to gather, to create and to simply be.





PRACTICAL SPACES

From the kitchen, there is access to a utility room, fitted with plumbing for a washer and condensing dryer. From here, you can reach the WC, the integral double garage, and the rear garden. There is underfloor heating throughout the ground floor, including this space, adding to the comfort and sense of quality.



The garage itself has double electric up and over doors an EV charger and is also heated by two radiators, making it ideal for use as additional living or hobby space if desired. Every element here has been chosen to elevate daily life, blending function and beauty in perfect harmony.





SPACE TO GATHER

The sitting room at West House is designed for relaxation, connection and quiet moments of calm. Filled with natural light from windows at both ends, the room enjoys a soft, uplifting atmosphere throughout the day, making it a space that feels as bright and inviting in the morning as it does serene and cocooning in the evening.

The addition of fitted study furniture and built-in storage enhances its flexibility, creating an elegant environment that can serve as a comfortable lounge, refined home office or media room. From here, French doors open directly onto the resin patio, extending the living space outdoors and offering the perfect spot for summer dining or an evening drink surrounded by the peace of the garden.





VENTURE UPSTAIRS

On the first-floor landing, triple full-height windows extend the home's sense of openness, drawing daylight deep into the upper level and reinforcing the vertical drama established below. Designed to be more than a transitional space, its generous width and presence allow light and outlook to shape the experience of moving through the home.

Thoughtfully integrated electric blinds provide a layer of control and comfort, enabling the atmosphere to shift with the seasons. In the cooler months, the landing takes on a softer, more intimate character, while during the summer it remains gently shaded and balanced, ensuring year-round ease and refinement at the heart of the upper floor.





LUXURY AWAITS

Tucked away for privacy and designed as a luxurious retreat, the principal suite offers a beautiful sense of calm and space. There is ample room for a super king-sized bed and fitted furniture, while a combination of a low-level window and a Velux window allows gentle morning light to enter, creating an unhurried and comfortable start to the day.





EXPLORE THE PRINCIPAL SUITE

The character of the room is shaped by its balanced proportions and the way light shifts softly across the space. Carefully considered glazing introduces brightness without excess, lending the suite a layered, settled atmosphere that feels composed and quietly uplifting, encouraging ease rather than formality.

Removed from the rhythm of the home below, the room holds a reassuring sense of retreat. A thoughtful balance between openness and intimacy ensures it remains light and welcoming, while offering the comfort and privacy expected of a principal suite designed for rest and restoration.

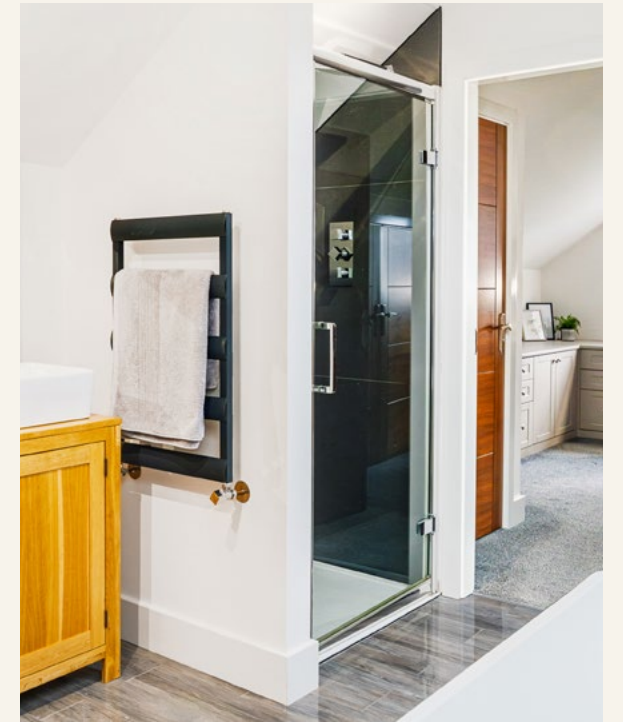




ELEVATED INDULGENCE

One step down lead to the en-suite, finished in elegant ceramic tiles and designed with indulgence in mind. A large, centrally filling bath sits beneath twin Velux windows, inviting you to unwind beneath the sky. There is also a separate rainfall shower, twin wash basins and a WC, completing the spa-like sense of calm.

Flowing through from the en-suite is the dressing area, fitted with clever storage built into the eaves and a built-in desk. A gable-end window captures long-reaching views over the fields and the airfield beyond, adding a sense of quiet connection to the landscape. This suite feels personal, indulgent and deeply restorative, offering a tranquil sanctuary at the top of the home.





REST & RESTORE

The remaining bedrooms at West House continue the home's refined sense of balance and light, each designed with comfort and versatility in mind.

Bedroom Two, set to the front elevation of the home, is similar in size to the principal suite and offers a beautifully proportioned space filled with natural light. With two large fitted wardrobes and ample space for a king-size bed, it combines elegance with practicality, creating a restful and well-organised retreat.





REFRESH & REVIVE

The family bathroom, located just next door, is finished in ceramic tiles and styled with the same attention to detail found throughout the home. A large, centrally filling bath takes centre stage, offering a luxurious place to unwind. There is also a walk-in shower, WC and twin wash basins with vanity storage, completing the space with both style and function.



PRIVATE & PEACEFUL

Located on the opposite side of the house, Bedroom Three is a comfortable double room with a calm, welcoming feel. Natural light brightens the space throughout the day, while the proportions allow for a double bed and considered furnishings without feeling overworked.

Thoughtful storage solutions help the room remain composed, while its modest scale creates a sense of comfort that feels deliberate and well resolved.



ULTIMATE FLEXIBILITY

Along the landing, Bedroom Four mirrors the proportions and style of Bedroom Three, continuing the theme of light-filled, private accommodation.

This balanced double room enjoys a peaceful position within the home, with daylight enhancing its gentle character and reinforcing a sense of separation from Bedroom Two and the Principal Suite.

Whether used as a guest room, a child's bedroom or a flexible office space, it adapts easily while maintaining the calm, cohesive atmosphere that defines West House.





A JACK & JILL BATHROOM

These two bedrooms are served by a well-appointed Jack and Jill en suite, creating a practical yet elegant arrangement for family living or visiting guests. A generous walk-in rainfall shower sits at its heart, offering a comfortable and considered space for everyday use.



The bathroom is finished with striking black units and shower tiling, introducing a confident contrast that adds depth and character to the room. Thoughtfully integrated storage keeps the space feeling ordered and uncluttered, ensuring it remains both stylish and highly functional.



GARDENS & OUTDOOR LIVING

The south-facing garden at West House has been thoughtfully designed to create a series of inviting outdoor spaces, each with its own atmosphere and purpose. From morning coffee in the sunshine to relaxed evenings surrounded by soft light and open views, the garden offers the perfect setting for every moment.



There are three beautifully considered patio areas, each finished with care and attention to detail. The first, a resin terrace leading directly from the main lounge and hallway, provides a smooth transition from indoor to outdoor living and an ideal spot for entertaining or unwinding in the sunshine.





CONNECTION TO THE COUNTRYSIDE

Beside the summer house, a fire pit area creates a warm and atmospheric setting for evenings spent outdoors. As the sun sets over the fields, it becomes a natural gathering place for conversation, laughter and quiet moments beneath the open sky.

The rear garden is a well stocked traditional herbaceous garden, fully enclosed and secure, enjoying beautiful views over open fields towards the airfield. Climbing roses and other bedding plants cover all seasons. There is also additional parking at the rear of the property, accessed through electric gates, offering both convenience and privacy.



GROUNDING IN THE LANDSCAPE

A second terrace, laid in Indian sandstone, is home to the hot tub, offering a private retreat for relaxation beneath the sky. The final patio sits along the rear boundary, finished in York stone, where the Malvern summer house takes pride of place. Complete with heating, insulation and full electrics, it provides the perfect space for year-round enjoyment, whether as a garden studio, gym or peaceful escape.



LOCATION & LIFESTYLE

Every element of West House has been crafted with care and intention, from the quality of its materials to the tranquillity of its setting. It is a home that invites you to slow down, to live beautifully and to savour the finer details of modern country life. Thoughtfully designed and finished to exceptional standards, West House is more than a place to live. It is a place to belong.



Set within the peaceful village of Heapham, near Gainsborough in Lincolnshire, West House enjoys an idyllic rural setting that perfectly balances tranquillity with convenience. Surrounded by open countryside and far-reaching views out over the wildflower meadows, it offers a sense of space and calm that feels far removed from the pace of everyday life.

Returning home to West House at the end of the day brings a feeling of complete escape. It is a place where the rhythm of rural life meets the ease of modern living, offering peace, privacy and the perfect backdrop for a beautifully balanced lifestyle.





OUT & ABOUT

Heapham is a small, characterful village defined by its sense of community and its connection to the landscape that surrounds it. Quiet country lanes and open fields create a picturesque backdrop, while the nearby market town of Gainsborough provides an excellent range of shops, caf  s and amenities.

For commuters, there are easy connections to Lincoln, Retford and Newark, with direct rail links from nearby stations to London King's Cross and the wider region. Families will find a choice of highly regarded schools in the area, while the surrounding countryside offers endless opportunity for walking, cycling and exploring.



FLOOR PLAN

Approximate Gross Internal Area = 319.3 sq m   3437 sq ft. (Including Garages)
Illustration For Identification Purposes Only. Measurements Are Approximate. Not To Scale.



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