



Hurfords

Bell Farm, Langtoft ,Peterborough Freehold: £775,000

Key Features



- Secluded 3 bed farmhouse with approx. 2 acres, encircled by fields for exceptional privacy
- Wrap around gravel driveway with extensive parking and easy outbuilding access
- High spec refurbished kitchen with gold detailing, island with storage, and integrated appliances
- Separate utility room + refurbished downstairs W/C
- Dining room, family lounge and a conservatory flooded with light from all aspects

Tucked away along a quiet Fenland lane and surrounded by open fields on all sides, this beautifully modernised three bedroom farmhouse delivers the rare combination of complete privacy and superb everyday practicality. Set within approximately 2 acres and approached by a wrap around gravel driveway with generous parking, the home is ideal for buyers seeking space, seclusion and versatile outbuildings-whether for equestrian, hobby farming, trade storage or a serious workshop set up.

Ground Floor - Modern Comforts with Country Character

A choice of front and rear entrances makes family life easy. Step inside to a recently refurbished downstairs W/C and a contemporary kitchen finished to a high standard. Design touches include elegant gold details and a smart central island with integrated storage, perfect for informal breakfasts, homework time or coffee with friends. Integrated fridge freezer and oven keep the lines clean, and a separate utility room hides the laundry and extra appliances-freeing the kitchen for entertaining. Adjoining the kitchen, a separate dining room provides a cosy setting for weekend gatherings,



while the family sized lounge flows through to a statement conservatory. Bathed in natural light from all aspects, this glass wrapped room brings the outside in year round and frames the uninterrupted field views that define this property.

First Floor - Practical Family Space

Upstairs, three well proportioned bedrooms are served by a family bathroom, offering a calm, practical layout for families, guests or home office flexibility.

Land, Outbuildings & Outdoor Living - A Major Selling Point

The property's standout asset is the approx. 2 acre plot and the range of outbuildings-a dream for anyone needing space and flexibility: Multiple garages and large span bays provide covered parking for several vehicles, plus room for tractors, trailers and farm machinery. Ideal for collectors, trades or agricultural storage. Workshops and barns offer zones for carpentry, engineering, restoration projects or home business operations-with scope to configure to individual needs. Equestrian potential is excellent: level grass for paddock creation and grazing, buildings that could be adapted for stabling, and wide access for lorries and deliveries (subject to consents where required). Two distinct patio terraces create morning coffee and sundown dining options, both taking in open sky vistas and the ever changing Fenland light. Lawned, hedged and open grass areas give pets and children room to roam-backed by the feel of no immediate neighbours and uninterrupted horizons.

Life in Langtoft & The Deepings - Peaceful, Connected, and Community Minded



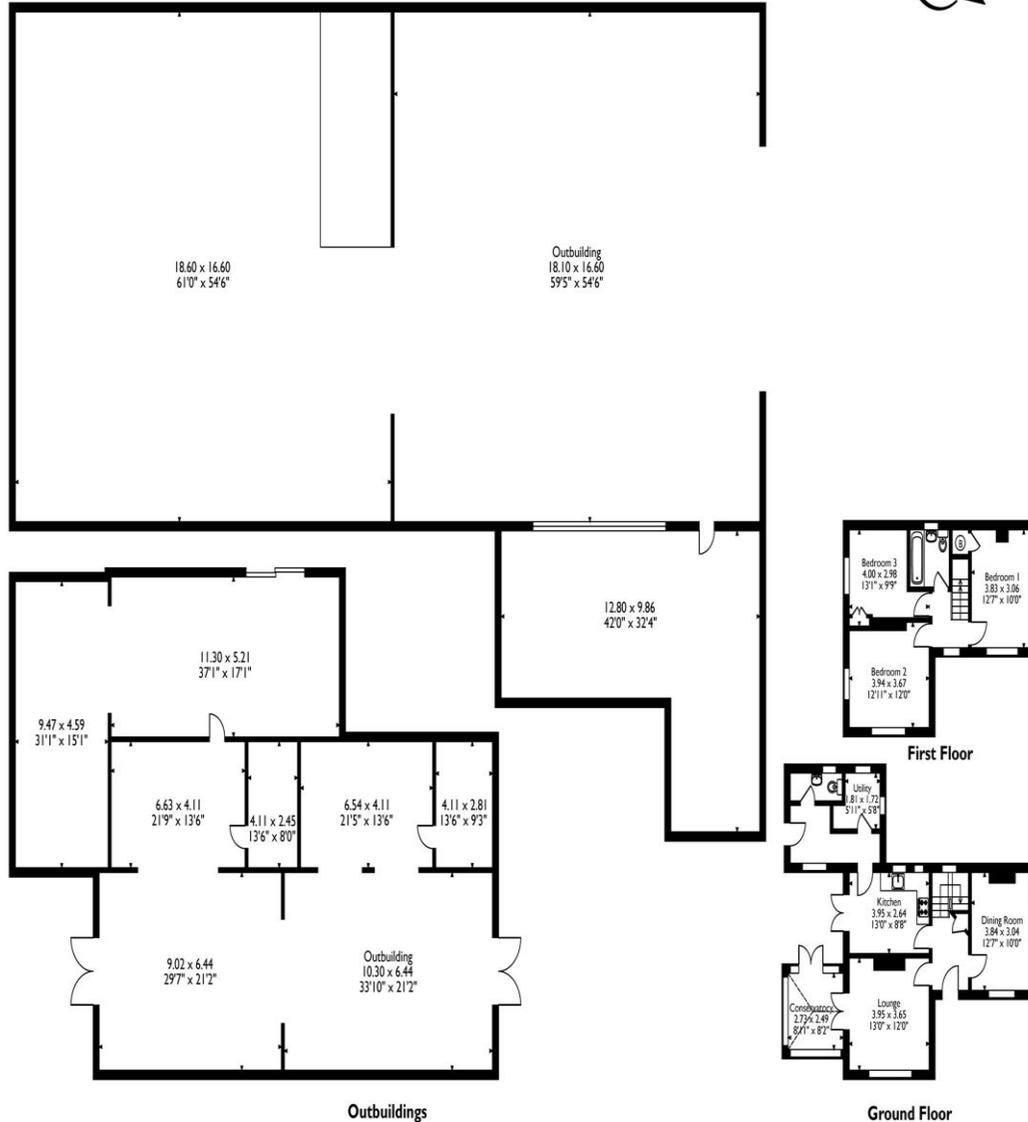
Bell Farm, Langtoft Fen, Langtoft, Peterborough, Lincolnshire

Approximate Gross Internal Area

Main House = 111 Sq M/1194 Sq Ft

Outbuildings = 1015 Sq M/10926 Sq Ft

Total = 1126 Sq M/12120 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Langtoft sits on the A15 between Market Deeping and Bourne, right on the edge of the Fens-well known for big skies, quiet lanes and rich agricultural heritage. The village has a close knit feel, supported by a proactive Parish Council, village events and local groups hosted at Langtoft Village Hall (from WI and toddler groups to the award winning Langtoft Players amateur dramatics), giving residents a friendly social calendar and an easy way to meet neighbours. Day to day amenities are anchored by nearby Market Deeping (approx. 2 miles), with independent shops, cafés, weekly markets and supermarkets-just a few minutes by car or a direct Delaine 101 bus that runs frequently between the village and the town. For families, Langtoft Primary School is well regarded and currently rated "Good" (May 2023) by Ofsted-an important reassurance for buyers prioritising schooling.

Travel & Commuting

Commuters value the swift road link along the A15 into Peterborough (circa 14-22 minutes depending on traffic), while direct bus services run from the village to Queensgate Bus Station. From Peterborough station, fast trains reach London King's Cross from around 47-56 minutes, with very frequent services-ideal for hybrid working or day trips

Leisure & Weekends

Beyond the local countryside walks and riverside paths, Rutland Water is an easy drive for cycling, birdwatching, paddle sports and the famous Normanton Church photo stop, with a family friendly traffic light cycle loop and bike hire hubs around the reservoir

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