



Rudgard Farm  
Heighington, Lincoln



# Rudgard Farm, Heighington, Lincoln

Dating back to circa 1810, Rudgard Farm is a beautiful and characterful period home that effortlessly combines historic charm with high-quality contemporary living. Rich in original features, the property showcases the timeless appeal of an early 19th-century farmhouse while offering well-balanced and versatile accommodation perfectly suited to modern family life.

The accommodation extends to around 2,514 sq ft and is arranged over two floors, comprising four well-proportioned bedrooms served by an en-suite shower room and a stylish family bathroom. Reception space is equally impressive, with a welcoming lounge and formal dining room complemented by a bespoke, hand-crafted kitchen that forms the heart of the home. To the ground floor there is also a home office, utility room and a separate WC, providing flexibility for home working and everyday practicality.

Outside, the property truly comes into its own. The stunning contemporary garden has been thoughtfully designed to create a private and tranquil setting, featuring a blend of soft and hard landscaping. Highlights include a sunken seating area with pergola and outdoor kitchen ideal for entertaining, all combining to create an exceptional outdoor living space that is both stylish and functional.



## Entrance Hall

With stairs to first floor, glazed door to rear entrance porch with a wrought iron gate leading directly onto the footpath to the village, understairs storage, column radiator, door to;

## Dining Room

Single glazed sash window to rear elevation with original shutters, original cast-iron fireplace with wooden surround, serving hatch, column radiator.

## Lounge

Single glazed sash windows to front elevation with original shutters, Woodwarm UK range set in a Lincolnshire Limestone fireplace source from Ancaster, bespoke bookcase and storage unit.

## Kitchen/Breakfast Room

A beautifully handcrafted kitchen which is well lit from the large Sash Window. This perfect entertaining space offers a built in full height fridge and freezer, built-in dishwasher, Bertazzoni range cooker with six ring gas hob, two ovens and grill (available by separate negotiation) separate island with double sink and Quooker hot tap, bench seat and table, bespoke, door to;

## Pantry

Single glazed sash window to side elevation, built-in shelving, door and stairs down to;

## Basement

A perfect wine cellar or storage area with vaulted ceiling.

## WC

Two piece Burlington suite comprising high flush WC, wash hand basin, heated towel rail, extractor.

## Rear Hall

With door to side elevation and door to;

## Utility

Double glazed casement window to side elevation, bespoke fitted wall and base units with Belfast sink, space and plumbing for washing machine, boiler.

## Office

Double glazed casement windows to side elevation, radiator.

## First Floor

## Bedroom One

Single glazed sash window to rear elevation, original cast-iron fireplace, built in wardrobe with fitted shelves and storage, radiator.

## En-Suite Shower Room

Double glazed sash window to side elevation, three-piece suite comprising large frameless glass shower cubicle with Aqualisa dual power shower with remote operation, RAK ceramic sink in vanity unit, RAK WC, column radiator, loft access.

## Laundry Room

Single glazed casement window to front elevation, radiator.

## Bedroom Two

Single glazed sash window to rear elevation, cast-iron fireplace, radiator.

## Bedroom Three

Single glazed sash window to rear elevation, cast-iron fireplace, radiator.

## Bedroom Four

Single glazed sash window to front elevation, cast-iron fireplace, radiator.



### Bathroom

Single glazed window to side elevation with original shutters, three piece suite comprising Burlington Brindley freestanding bath with shower mixer tap, RAK ceramic wash basin in vanity unit, RAK WC, airing cupboard, column radiator, extractor.

### Landing

Doors to all rooms, loft access, radiator.

### Outside

The property sits to the rear of its plot in the heart of this charming and popular village. The garden has been meticulously designed with hard and soft landscaping to include a patio area, lawn, planted beds, sunken seating area under a timber Pergola, outdoor kitchen with Grillo barbecue, Del Vita pizza oven, sink with cold water feed, built-in fridge (please note the outdoor kitchen is available by separate negotiation), timber treehouse, water feature, four electric points and Wi-Fi controlled lighting through throughout the garden.

### Services

We understand the Property offers mains water, electric, gas and main sewer connections. The central heating is fully zoned and can be controlled in three separate zones. The sellers also have a full set of secondary glazing for the bedroom windows which will be included in the sale.

### Tenure & Possession

Freehold and for sale by private treaty.

### Council Tax

Band E

### Mobile

We understand from the Ofcom website there is likely to be mobile coverage from EE, Three, O2 and Vodafone, but interested parties are advised to make their own enquiries with their network.

### Broadband

We understand there is a Virgin media fibre connection hardwired to the home office and good connectivity around the house. Ofcom suggest that standard, superfast and ultra fast broadband is available with a max download speed of 1,000 Mbps and a max upload of 100 Mbps.

### Amenities

The popular village of Heighington lies 5 miles from Lincoln with good transport links. The village offers a wealth of amenities including Millfield primary academy, spar shop with post office and butchers and two public houses.

### Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

### Viewing Procedure

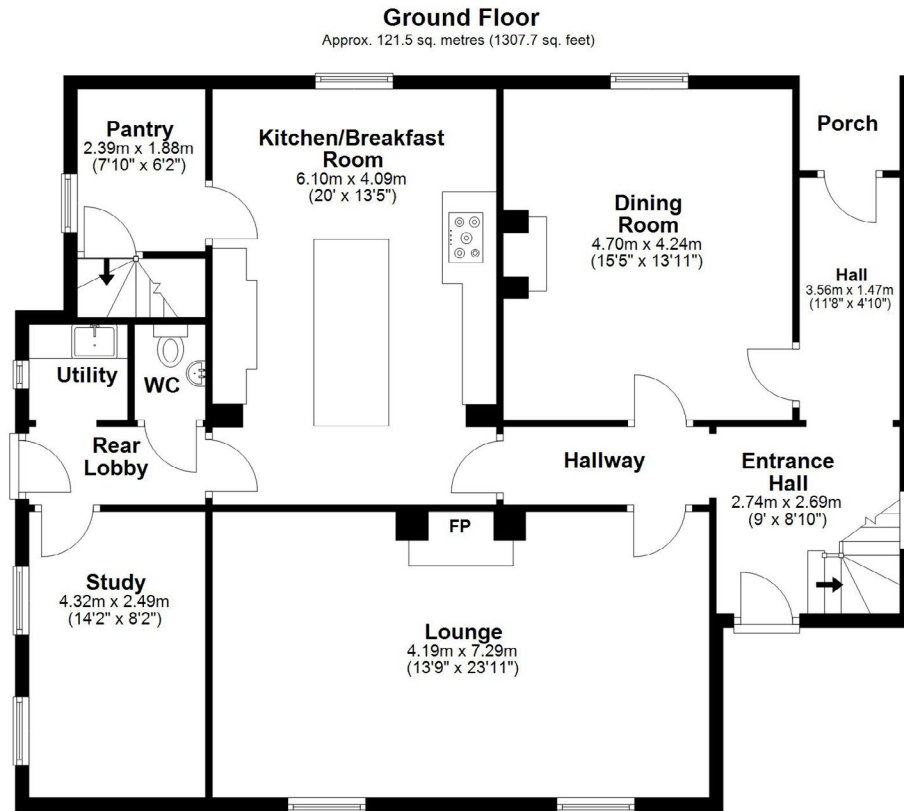
Viewing of this property is strictly by appointment with the agents on 01522 504304.

### Agent

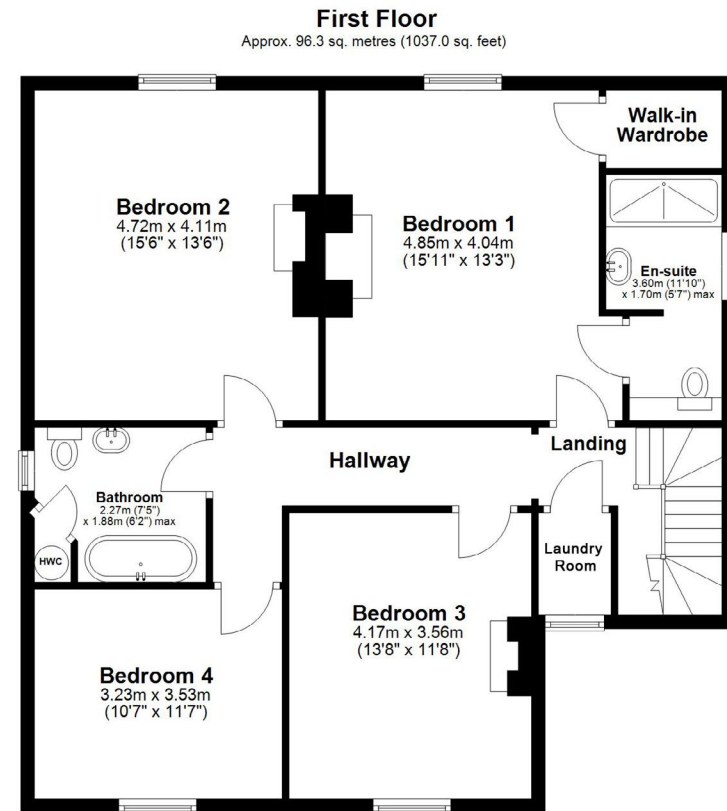
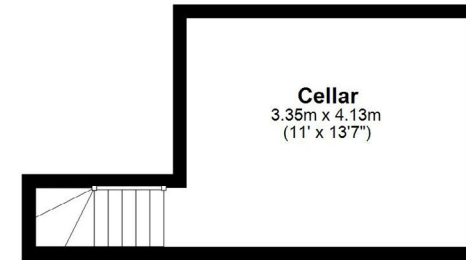
James Mulhall 01522 504304  
lincolnresidential@brown-co.com







**Cellar**  
Approx. 15.7 sq. metres (169.5 sq. feet)



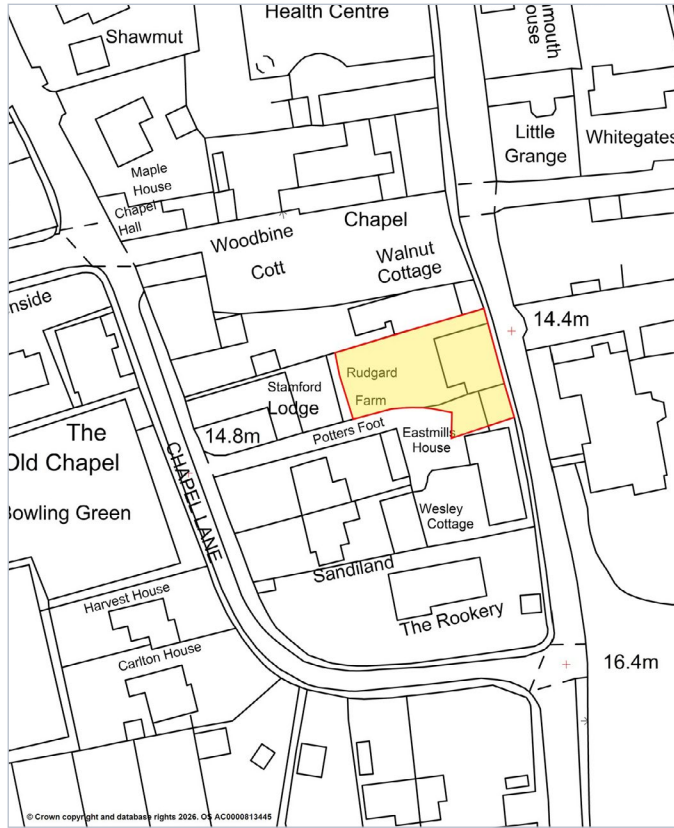
Total area: approx. 233.6 sq. metres (2514.2 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE. WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.  
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**Rudgard Farm, Heighington**







Energy performance certificate (EPC)			
Rudgard Farm Chapel Lane Heighington LINCOLN LN4 1RS	Energy rating <b>D</b>	Valid until: 22 April 2036	
		Certificate number: 2470-3061-3204-3696-5200	
Property type	Detached house		
Total floor area	211 square metres		
<b>Rules on letting this property</b>			
Properties can be let if they have an energy rating from A to E.			
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a> ).			
<b>Energy rating and score</b>			
This property's energy rating is D. It has the potential to be C.		The graph shows this property's current and potential energy rating.	
<a href="#">See how to improve this property's energy efficiency.</a>		<b>Properties get a rating from A (best) to G (worst) and a score.</b> The better the rating and score, the lower your energy bills are likely to be.	
		For properties in England and Wales: the average energy rating is D the average energy score is 60	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	72 C
39-54	E		
21-38	F		
1-20	G		

**Directions - LN4 1RS**

Entering Heighington on Potterhanworth Road proceed until you reach a left hand turn onto Chapel Lane. Then turn right onto private lane which serves three properties and the property is on your left.

<https://what3words.com/bunch.hogs.crest>

**IMPORTANT NOTICES**

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