



Mill Cottages  
Haconby | Lincolnshire | PE10



# KEY FEATURES

- *A Fully Refurbished Country Home, Beautifully Blends Character Features and Modern Living*
- *Situated in a Tranquil Rural Location Offering Privacy and Seclusion*
- *Set at the End of a No-Through Lane, Sits Within Circa 2 Acres of Gardens and Grounds (stms).*
- *Versatile Living Areas: Reception Room, Dining Room, Snug, Study and Conservatory*
- *Modern Kitchen, Adjoining Breakfast Room, Utility Room and a Downstairs Cloakroom*
- *Principal Bedroom Suite, Complete with a Dressing Room and an En Suite Bathroom*
- *Four Additional Double Bedrooms, One with En Suite, Plus a Family Bathroom*
- *Range of Outbuildings Include Double Garage, Home Gym, Workshop and Garden Store*
- *Landscaped Gardens with Lawns, Lavender Borders, Patio Terrace with Fire Pit, Orchard and Vegetable Garden*
- *Total Accommodation Extends to Approximately 3494 Sq. Ft.*

*\* Previous photographs are used for presentational purposes, as the items of furniture have since been removed.*







At the end of a quiet no-through lane, deep in the South Lincolnshire countryside, Mill Cottages stands hidden from view, embraced by private woodland and open fields. This handsome red-brick residence, created from the unification of four 18th-century cottages, is now a sophisticated and beautifully updated country home. With over 3,400 square feet of interior space, extensively remodelled interiors, spacious wrap-around garden, and a range of versatile outbuildings, this is a rare offering in an exceptional setting.

The approach alone is striking. A tarmac drive leads to timber gates, which open to reveal a sweeping gravel entrance. To one side lie the detached outbuildings – a double garage, garden store, workshop, and a home gym – and ahead, the house itself presents with symmetry and charm, framed by climbing wisteria, deep lavender beds and a new hardwood front door with traditional brass hardware.







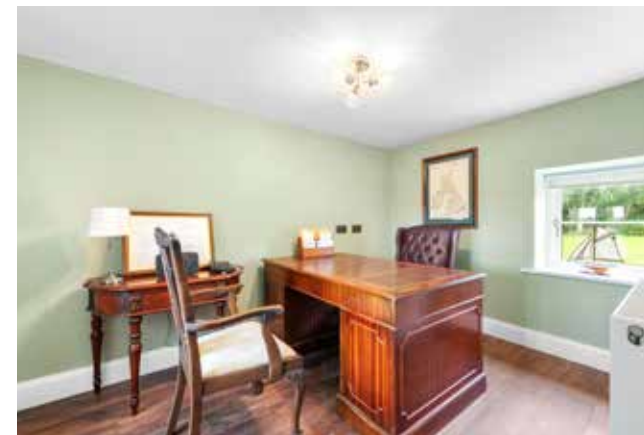






Step inside and the tone is immediately warm and refined. The house has been fully redecorated by the current owners, who have combined country character with elegant detailing. Every room has been finished in Farrow & Ball colours and new flooring laid throughout – natural oak below, and soft carpet above. A sense of light and proportion runs throughout, enhanced by the thoughtful layout and flow of space.

The kitchen, generous and inviting, is a standout room designed for both serious cooking and relaxed family life. At its heart is a central island, surrounded by bespoke cabinetry and modern appliances. An Aga sits alongside a separate oven and hob, offering both tradition and practicality. The breakfast room is just adjacent – open to the kitchen but visually distinct – making it a sociable space for everyday life.





At the rear of the house, the formal dining room makes a memorable impression. With classic wainscoting and timber floors, it comfortably seats ten or more and provides the ideal setting for special occasions. The adjoining reception room is perfect for entertaining, while a separate snug, fitted with bespoke shelving and cabinetry, offers a cosy spot to unwind. Most of the ground floor living spaces feature their own fireplaces – a legacy of the property’s former configuration – two of which have been updated with elegant marble surrounds.

One of the most distinctive rooms is the garden room, a tranquil space with views over the rear terrace and sandstone fire pit. Part conservatory, part retreat, it opens onto the garden and provides the perfect setting for morning coffee or summer evenings under the stars. A study and guest WC sit adjacent, adding flexibility and privacy to this end of the house.

Upstairs, five well-proportioned bedrooms are arranged across two landings. The main suite is accessed via its own staircase and includes a generous dressing room and an en suite bathroom fitted with Burlington sanitaryware and heritage-style tiling. A second bedroom also has an en suite, and the family bathroom mirrors the same design ethos. Every bedroom feels restful and bright, with calming colour schemes and soft textures throughout.





















Outside, the grounds have been transformed under the direction of an RHS Chelsea Flower Show award-winning garden designer and a landscaper known for his work at RHS Hampton Court Palace. The result is a romantic, carefully structured garden with year-round interest. In the front garden, mature planting includes roses, wisteria, peonies and hydrangeas. Lavender has been laid along the entire rear façade, drawing butterflies and filling the air with fragrance through the warmer months. A broad sandstone terrace, ideal for entertaining, leads to lawns and borders, with a handcrafted fire pit forming the central feature of the outdoor seating area.

Beyond this, the orchard contains a wide variety of fruit trees – including apples, apricots, pears, figs and cherries – while beds of raspberries and rhubarb nearby add to the seasonal harvest. Together, they offer beauty and bounty through every month of the year. The garden is fully enclosed, making it both private and practical for children and pets, and the small area of private woodland provides a magical space for imaginative play and peaceful walks.

The outbuildings have been enhanced to support modern family life. The home gym has been fitted out to a high standard, with matching Farrow & Ball colours and flooring to reflect the style of the main house. Additional rooms provide storage, workshop space or future potential. Subject to the necessary consents, part of the outbuilding could be developed into a self-contained annexe (subject to planning), ideal for guests, multi-generational living or home working.

The property also benefits from discreetly positioned solar panels, which currently generate an income of approximately £1,900 a year. This not only offsets utility bills, but adds to the home's overall energy efficiency.







Mill Cottages lies just four miles north of Bourne, with excellent connections to Stamford, Peterborough and Grantham, all of which are within about half an hour's drive. The area is known for its excellent schooling, both state and independent, including Bourne Grammar School, Witham Hall School, Copthill Independent Day School, Stamford Endowed Schools, and The King's School in Peterborough. Despite the sense of rural tranquillity, amenities are within easy reach, and commuting routes are straightforward, with London reachable by rail from both Peterborough and Grantham.

The owners describe Mill Cottages as a true sanctuary – a place that combines comfort, charm and connection to nature. From lively family Christmases by the fire, to summer evenings around the fire pit, it is a home full of warmth and memory.

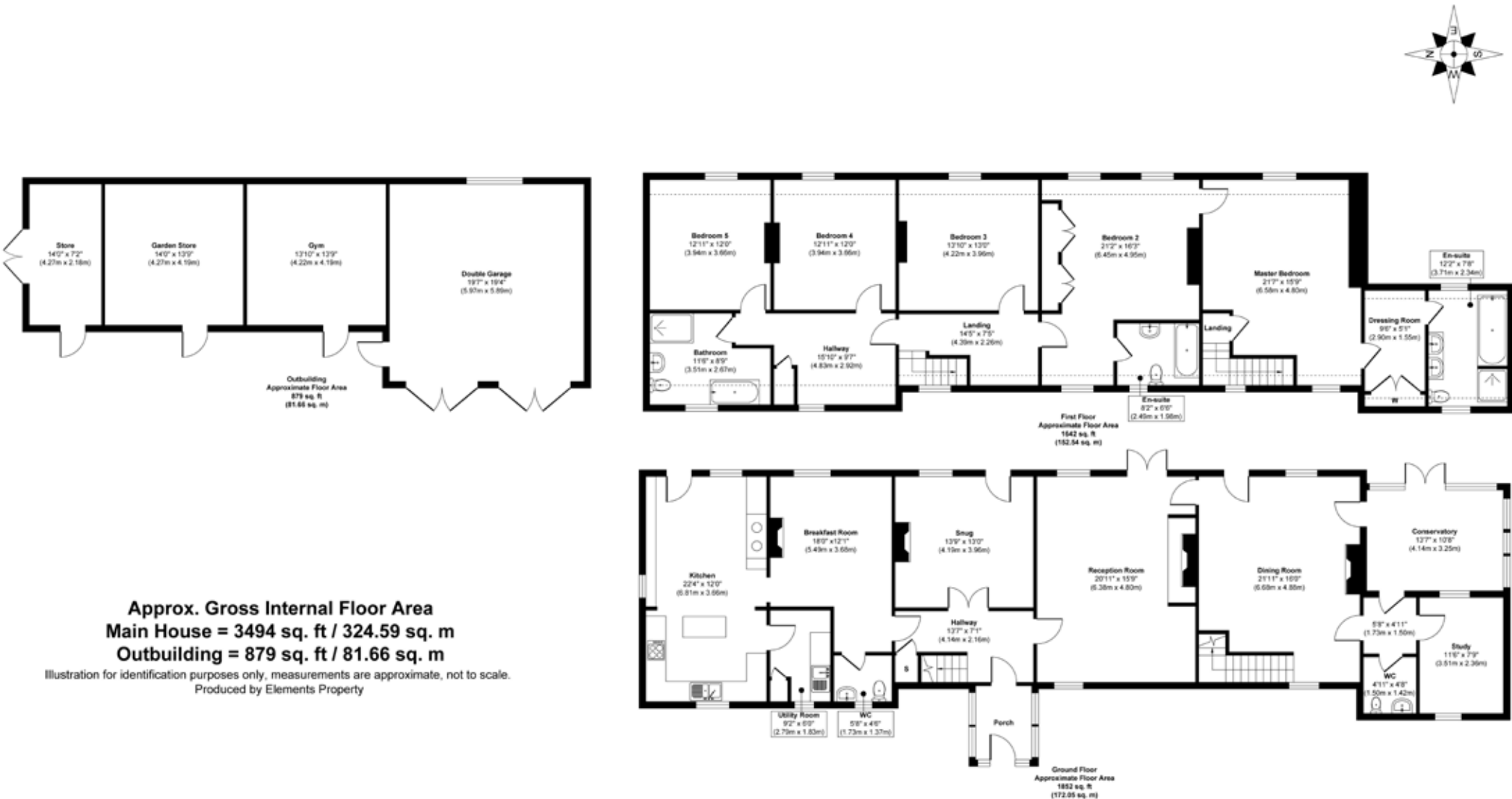
It is rare to find a home that so successfully blends heritage, quality and setting. Mill Cottages offers that balance with quiet confidence – a timeless country house for modern living.











Agents notes:  
The floor plans are for illustration purposes only. All measurements: walls, doors, window fittings and appliances and their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent. © Unauthorised reproduction prohibited.



**LOCAL AUTHORITY:** South Kesteven District Council

**SERVICES:** Mains Water and Electricity, Septic Tank and Oil Fired Central Heating

**TENURE:** Freehold

**COUNCIL TAX BAND:** G

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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