

White Home Farm, Branston Fen

Bardney, LN3 5UP

Book a Viewing!

£2,500 pcm

UNIQUE RURAL HOME, A MUST VIEW!

An Architect Designed Contemporary Family Residence set within farmland. Offering a Reverse Living Layout, the property provides Four Double Bedrooms, Three Bathrooms, Home Office, Open Plan Kitchen Diner, Sitting Room with Multi Fuel Burner and Two Balconies. Further benefits include a Vaulted Entrance Hall, Basement Storage, External Utility Room, Ground Source Heat Pump and a Substantial Two Storey Oak Frame Barn.





White Home Farm, Branston Fen, Bardney, LN3 5UP







LOCATION

Situated in the rural setting of Branston Fen, White Home Farm enjoys a peaceful countryside position to the south east of Lincoln, surrounded by open Lincolnshire farmland. The nearby village of Branston provides a range of everyday amenities, including local shops, public houses and village facilities, with further amenities available in the neighbouring villages of Heighington and Washingborough. Lincoln City Centre is accessible by road and offers an extensive range of shopping, leisure and recreational facilities, together with its historic Cathedral Quarter, Castle and mainline railway station. The property also benefits from access to the A15 and surrounding road networks, providing connections towards Lincoln, Sleaford and beyond. he nearby River Witham provides opportunities for fishing and boating, while the Lincolnshire Wolds, an Area of Outstanding Natural Beauty, is perfect for hiking and exploring. Additionally, the region is known for its agricultural heritage, with many farms and open fields contributing to the serene landscape.

ACCOMMODATION

White Home Farm is a truly individual and architect designed contemporary residence, constructed in 2007 and occupying a rural setting with far reaching views across the surrounding Lincolnshire countryside. Designed by Stephen Palmer of Place Architecture, the property combines sustainable construction with distinctive architectural features and a carefully considered Reverse Living Layout, maximising the outlook from the principal living accommodation. Constructed with a Timber Frame, Brickwork to the Ground Floor and Larch Cladding above, the property also benefits from a Recycled Plastic Slate Roof, Skylights and extensive glazing, allowing generous natural light throughout.









Internally, Solid Oak Flooring and Joinery feature throughout, complemented by exposed timber beams and a wealth of individual design features. The First Floor provides the principal living accommodation, with an impressive Open Plan Kitchen and Dining Area featuring fitted units and a Freestanding Island, opening onto a South Facing Balcony. The Sitting Room enjoys views across the surrounding countryside and features a Built-in Media Unit, Multi Fuel Burner and Overhead Fan, with access onto a further East Facing Balcony. The First Floor also provides a Hallway with extensive Fitted Storage, Cloakroom, Bathroom, Store Room, Home Office and additional Attic Storage. The Ground Floor is accessed via an impressive Vaulted Entrance Hall with Oak Staircase and provides access Four Double Bedrooms and Two Bathrooms, one fitted with a Jacuzzi Bath and an additional Office Space. An External Utility Room provides further storage, a sink, appliance plumbing and an enclosed WC. The property also benefits from a Basement comprising Three Store Rooms and a separate Boiler Room housing the Ground Source Heat Pump, installed in 2022. With its distinctive architectural design, sustainable features, extensive accommodation and exceptional rural setting, White Home Farm is a particularly rare opportunity which must be viewed to fully appreciate the scale, layout and specification on offer.

OUTSIDE
Situated within an extensive rural setting, the property benefits from a substantial Two Storey Oak Frame Barn positioned to the west of the farmhouse. The building incorporates a Workshop to the Ground Floor, with an Open Plan Storage Area above featuring exposed Timber Beams and a Heat Pump. Constructed with an Oak Frame, Brickwork and Larch Cladding, the barn is finished with a Recycled Plastic Slate Roof and Skylights. Further features include Lead Covered Uprights and Three Charcoal Grey Aluminium Electric Doors. The Ground Floor benefits from Reinforced Concrete Flooring, with an adjoining Gravel Parking Area extending to approximately 131.20 sq m. Please note that the additional Barns situated to the right-hand side of the Oak Frame Barn are excluded from the tenancy. The boundaries of the property and the extent of the areas included within the letting should be clarified at the time of viewing, particularly in relation to the neighbouring farmland, which does not form part of the tenant's responsibility.

RENT AND DEPOSIT
The asking Rent for the property is £2,500.00 per calendar month and the Tenancy Deposit is £2,880.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £575.00.

ASSURED PERIODIC TENANCY
The property will be let on an assured periodic tenancy (rolling monthly). The landlord is seeking a tenant for longer-term occupation.

ADDITIONAL FEES
There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website - https://mundys.net/additional-fees/

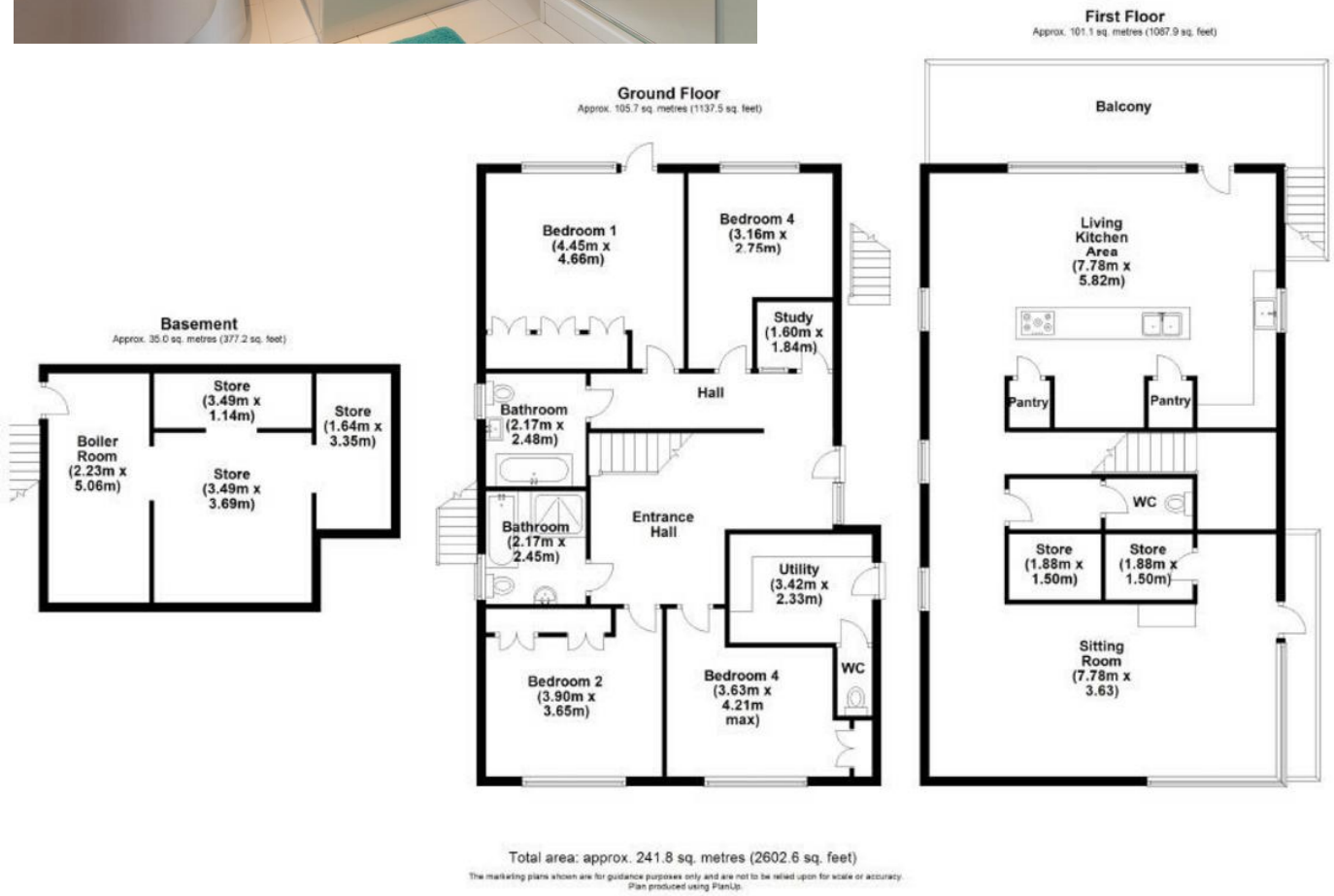
VIEWINGS
By prior appointment through Mundys.

THE RENTERS RIGHTS ACT 2025
New legislation was implemented in May 2026 and affects existing and new tenancies. More information on the changes is available at:
https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act





- Unique Architect Designed Rural Residence constructed in 2007 by Place Architecture
- Four Double Bedrooms with substantial accommodation arranged over two floors.
- Set Within Approximately 93 Acres of surrounding Lincolnshire farmland.
- Impressive Reverse Living Layout maximising far reaching countryside views.
- Open Plan Kitchen Diner and Sitting Room with exposed timber beams and Multi Fuel Burner.
- Two Private Balconies including a South-Facing Balcony and views towards Lincoln Cathedral.
- Substantial Two Storey Oak Frame Barn incorporating Workshop and First Floor Storage.
- Sustainable Features including Ground Source Heat Pump, extensive glazing and distinctive architecture
- EPC Energy Rating - D
- Council Tax Band - D (North Kesteven District Council)



Total area: approx. 241.8 sq. metres (2602.6 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman

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