



**Mill House Farm, Langton,
Horncastle, LN9 5JR**



Book a Viewing!

£675,000

Mill House Farm is a substantial five-bedroom detached home occupying an impressive plot of approximately 0.7 acres (STS), with established gardens, an outdoor swimming pool, hot tub and detached games/cinema room. The property is situated in Langton, on the edge of Thimbleby and close to the market town of Horncastle.

The outside space is a real feature of the property, with extensive gardens providing a variety of lawned, patio and seating areas. The swimming pool and hot tub are positioned within the rear garden, while the detached games/cinema room provides a substantial additional space away from the main house.

The house has been extended and renovated by the current owners and now provides approximately 191 sq m of spacious and versatile accommodation. With bedrooms and shower/bathroom facilities on both floors, the layout offers plenty of flexibility and potential to create a more self-contained annexe area if required.

The ground floor centres around a large open-plan living room and kitchen/diner, complemented by a separate sitting room and dining room. There are also two generous ground-floor bedrooms, both with en-suite shower rooms, together with a pantry, utility room and boot room. One of the ground-floor bedroom areas also incorporates a fixed staircase to a mezzanine room, further adding to the flexibility of the accommodation.

On the first floor are three further bedrooms, including two particularly generous doubles, together with the family bathroom and useful built-in storage.

Outside, there is ample off-road parking for numerous vehicles, with gated access leading to the main driveway and gardens.

Despite its position and generous grounds, Mill House Farm remains particularly convenient for local amenities. The pub in Thimbleby is within a short walk, while Horncastle town centre is also within walking distance for many, along with Queen Elizabeth's Grammar School.

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LOCATION

Mill House Farm is situated in Langton, on the edge of Thimbleby and close to the popular market town of Horncastle, providing a more rural setting while remaining convenient for everyday amenities.

The pub in Thimbleby is within a short walk, while Horncastle town centre is also within walking distance for many. Horncastle provides a good range of shops, supermarkets, pubs, cafés, restaurants, healthcare and leisure facilities.

There is a good choice of schooling within Horncastle, including primary and secondary education, with Queen Elizabeth's Grammar School also within walking distance of Mill House Farm.

The property is conveniently positioned for the Lincolnshire Wolds and surrounding countryside, while the A158 provides road access towards Lincoln to the west and the Lincolnshire coast to the east.



ACCOMMODATION

ENTRANCE PORCH

Oak framed entrance porch with pitched and slated roof, UPVC double glazed units to three sides, external lighting and oak effect UPVC entrance door.

HALL

With staircase rising to the first floor, part glazed oak internal doors to the principal rooms and carpeted flooring.

LIVING ROOM, KITCHEN AND DINING

A particularly spacious open plan area forming the main living space within the property. The kitchen is fitted with a range of navy Shaker-style wall and base units with marble-effect work surfaces, tiled splashbacks and a one-and-a-half bowl stainless steel sink. Appliances include a Beko dishwasher and Rangemaster electric oven with five-ring gas hob and extractor above. Window overlooking the rear garden. Oak effect laminate flooring continues into the dining and living area, which provides plenty of space for a large dining table and seating. Feature fireplace with timber surround, cast-iron open grate and slate hearth, windows to two aspects and alcove with space for an American style fridge/freezer. Useful understairs storage cupboard.

KITCHEN AREA 16' 3" x 14' 7" (4.95m x 4.44m)

LIVING AREA 13' 0" x 11' 9" (3.96m x 3.58m)

DINING AREA 12' 11" x 7' 10" (3.94m x 2.39m)

PANTRY

6' 0" x 4' 1" (1.83m x 1.24m) With shelving, window to the rear, oak effect flooring and plumbing for a washing machine if required and loft access.

DINING ROOM

15' 11" x 12' 11" (4.85m x 3.94m) A spacious and flexible additional reception room with vaulted ceiling and exposed beams, oak effect laminate flooring and double patio doors opening onto the rear garden, providing convenient access to the swimming pool and hot tub.

BOOT ROOM

9' 10" x 6' 5" (3m x 1.96m) With separate external access, timber wall cladding, fitted shelving and hanging rails. The room could also provide useful dressing or storage space in conjunction with the adjoining ground floor accommodation.

UTILITY ROOM

6' 9" x 6' 6" (2.06m x 1.98m) Positioned to the rear with stable style UPVC external door, windows to either side, wood effect flooring and spaces and plumbing for a washing machine and tumble dryer.

BEDROOM 3

13' 6" x 9' 10" (4.11m x 3m) A particularly spacious ground floor double bedroom with windows to the front, part vaulted ceiling and carpeted flooring. Central brick partition with access either side leading to:

EN-SUITE

9' 10" x 6' 2" (3m x 1.88m) Fitted with a large curved shower enclosure with thermostatic shower, low level WC, wash hand basin, chrome heated towel rail and Velux rooflight.



BEDROOM 4

15' 11" x 9' 5" (4.85m x 2.87m) A substantial ground floor bedroom with vaulted ceiling, windows to two aspects and fitted staircase leading to a mezzanine area, currently providing additional sleeping/play space. Together with the adjoining en-suite and surrounding ground floor accommodation, this part of the property provides potential to create a more independent annexe-style area if required.

EN-SUITE

6' 5" x 4' 0" (1.96m x 1.22m) Fitted with a large shower enclosure with Mira electric shower, low level WC and corner wash hand basin. Panelling to wet areas, window to the rear, spotlights, extractor fan and tile effect flooring.

FIRST FLOOR LANDING

With large window to the rear, carpeted flooring and oak internal doors to the bedrooms and bathroom. Built-in cupboards provide useful storage and house the central heating boiler.



BEDROOM 1

13' 1" x 11' 9" (3.99m x 3.58m) A substantial double bedroom positioned to the front with windows to two elevations and oak effect laminate flooring.

BEDROOM 2

12' 2" x 12' 2" (3.71m x 3.71m) A further large double bedroom with window overlooking the front, oak effect flooring and a generous built-in cupboard suitable for use as a walk-in wardrobe.

BEDROOM 5

9' 6" x 8' 3" (2.9m x 2.51m) With oak effect flooring and positioned to the rear with window overlooking the gardens and surrounding countryside.



BATHROOM

9' 6" x 8' 3" (2.9m x 2.51m) A spacious bathroom fitted with a freestanding slipper bath with hand shower attachment, separate large shower enclosure with thermostatic shower, low level WC and wash hand basin. Panelling to wet areas, timber panelling to half height, chrome heated towel rail, wood effect tiled flooring and window overlooking the rear.

GAMES ROOM / CINEMA ROOM

21' 6" x 14' 8" (6.55m x 4.47m) A substantial detached brick and timber-built building extending to approximately 31.9 sq m (343 sq ft), currently arranged as a games and cinema room. The building has insulated floors and walls, timber cladding, UPVC double glazed windows, wood effect laminate flooring, electricity and lighting. Internally, there is a large open space currently incorporating cinema, sitting and games areas, together with a separate enclosed room and its own electrical consumer unit. The building provides useful additional space for a variety of uses, including a games room, cinema, gym or home office.

Subject to the necessary planning permissions, building regulations and consents, purchasers may also wish to investigate its potential for ancillary accommodation.





SITTING ROOM

12' 11" x 11' 8" (3.94m x 3.56m) A further good sized reception room with windows to the front and rear, oak effect laminate flooring and an Inglenook style fireplace with oak mantel, slate hearth and inset multi-fuel burner.

OUTSIDE

Mill House Farm occupies an established plot of approximately 0.7 acres (STS), with the outside space forming a significant part of the property. The property is approached through five-bar timber gates onto a substantial gravelled driveway providing ample off-road parking for numerous vehicles, with further space for larger vehicles or a caravan.

The rear garden incorporates a recently laid riven stone patio surrounding an artificial lawn, with further gravelled pathways and established planting.

The outdoor swimming pool has its own pump, filtration and heating system, with the hot tub positioned alongside. The gardens continue around the property with established trees and shrubs, planted borders, lawned areas and space currently used for growing vegetables. There is also a further resin seating area with outside lighting and water.

A timber outbuilding houses the swimming pool equipment and provides additional garden storage.

To one corner of the grounds is a more secluded area screened by mature trees and conifers, providing further garden space away from the main house.

There is also a partially completed timber building within the grounds, which could provide additional garden storage or recreational space once completed (subject to any necessary consents).

KEY FACTS FOR BUYERS

SERVICES

Mains water and electricity, LPG-fired central heating. Private drainage.

EPC RATING – to follow.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - East Lindsey District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

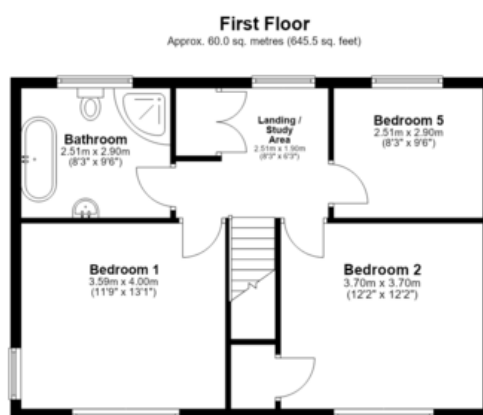
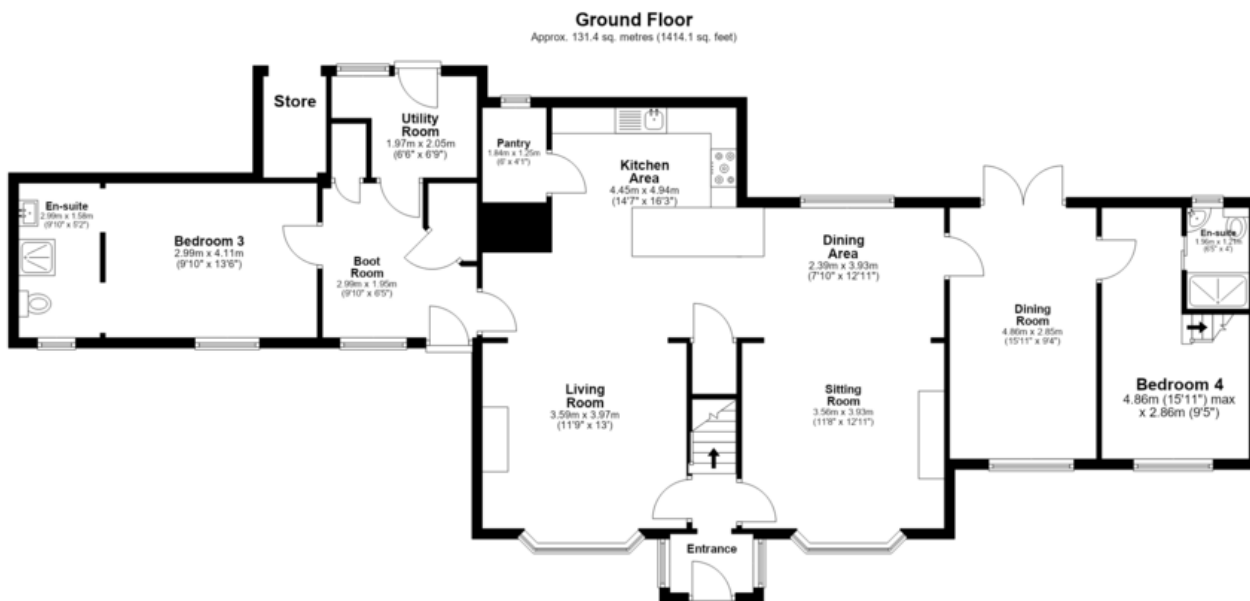
MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.









Total area: approx. 223.2 sq. metres (2402.7 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.
Mundys Estate Agents
Plan produced using PlanItUp.

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01522 510044

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Market Rasen
LN8 3EH
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22 King Street
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46 Middle Gate
Newark
NG24 1AL
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