



Farmhouse and Mill (4.27 Acres)

Burgh-On-Bain | Lincolnshire Wolds | LN8 6JZ

Guide Price £400,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents,
Agricultural & Fine Art Auctioneers.

Farmhouse and Mill (4.27 Acres)

Mill Lane | Burgh-On-Bain |
Lincolnshire Wolds | LN8 6JZ

Guide Price £400,000

****INVITING BEST AND FINAL OFFERS - DEADLINE: FRIDAY 21ST AUGUST 12NOON****

PGM&CO are pleased to offer this rarely available former Mill in a secluded location on the edge of the charming village of Burgh-On-Bain, Market Rasen. Set in approximately 4.27 Acres of grounds and a lake, the property offers a 4-bedroom Farmhouse, former Mill House and former Mill as well as an extensive range of outbuildings.

- Former Water Mill
- Set in approx. 4.27 Acres
- Gardens, grounds and a lake
- Range of Outbuildings
- In need of renovation
- Scope for development (s.t.p.)
- Further land available
- Lincolnshire Wolds AONB
- [///phones.belly.paramedic](http://phones.belly.paramedic)

****INVITING BEST AND FINAL OFFERS - DEADLINE:
FRIDAY 21ST AUGUST AT 12NOON****

Location

Burgh-on-Bain is a picturesque Lincolnshire Wolds village within the Area of Outstanding Natural Beauty. It offers an enviable rural setting with attractive views and easy footpath access.





Located down a quiet no-through road and private track, the property is ideally located between the market towns of Louth (8 miles east) and Market Rasen (9 miles west). There are also three Grammar schools including the highest rated Caistor Grammar School, within a 30 minute drive. As well as offering easy transport links to Lincoln.

Description

Dating from the Georgian era, this former water mill property is comprised of the main Farmhouse, the adjoining Mill House, the former Mill building itself and a range of adjoining and detached Outbuildings. The property is set within extensive grounds that include a picturesque lake and mature woodland.

The Farmhouse, while in need of renovation, boasts a wealth of character and history, providing a blank canvas for restoration. The range of outbuildings offer additional space for storage, workshops, or even the possibility of conversion into additional living accommodation, (subject to necessary planning permissions).

With ample scope for development and extension, this property presents an opportunity for those looking to create their dream residence in a peaceful rural, river side setting. The surrounding grounds provide a perfect backdrop for outdoor activities and relaxation, making it an ideal retreat from the hustle and bustle of everyday life.

The Farmhouse

Constructed mainly of stone with pantile roof and arranged over two storeys, the accommodation comprises: -







Ground Floor

Kitchen

9'8" x 15'1" (2.97 x 4.62)

Dual aspect with views over front and rear of property. Fitted wall and base units. 'Rangemaster' electric oven, tiled splash back, stainless steel sink and drainer, With tiled floor.

Dining Room

14'0" x 15'0" (4.29 x 4.58)

With tiled floor and window overlooking gardens. Feature open fire place with brick surround. Fitted shelves.

Cloakroom

6'2" x 6'0" (1.90 x 1.84)

Shower cubicle, w/c and separate pedestal sink.

Sitting Room

14'0" x 15'1" (4.27 x 4.62)

Open fireplace with feature stone surround and wooden mantle. Window onto gardens and wooden floor.

Conservatory

9'10" x 9'10" (3.00 x 3.00)

Dwarf brick walls, uPVC windows and French doors opening out on to gardens to the east.

Entrance Hall

Access to ground floor accommodation and stairway to first floor.

First Floor

Bedroom 1

14'6" x 14'11" (4.42 x 4.57)

Wooden floor with window overlooking west gardens and paddocks beyond.

Bedroom 2

8'0" x 8'8" (2.46 x 2.66)

Window to west and wooden floor.

Bedroom 3

14'0" x 15'1" (4.27 x 4.61)

With original iron feature fireplace and wooden floors, western window.

Family Bathroom

10'11" x 9'10" (3.34 x 3.00)

'Jack and Jill' access, complete with bath, w/c, separate pedestal sink, loft hatch and airing cupboard housing hot water cylinder.

Door leading on to the adjoining former Mill House: -

Former Mill House

Accessed via the main Farmhouse at ground and first floor levels.

Ground Floor

Living Area

14'11" x 14'10" (4.56 x 4.54)

With many traditional features including cast iron combination range with brick surround, original beams and meat hooks. Window overlooking courtyard and stepladder up to first floor.

Separate adjoining pantry/store (2.69m x 4.54m) with brick floor.

First Floor

Bedroom 4

14'11" x 14'11" (4.57 x 4.56)

Brick chimney breast, built in storage, feature beams and hatch leaning down ladders to ground floor.





Former Mill

Of traditional stone and tile construction, the former Water Mill comprises three storeys, in a state of disrepair but boasting many original features including substantial ceiling/floor beams.

Ground Floor: 5.22m x 5.39m

First and Second Floors: 5.22m x 7.10m

Outside

The property is approached via a gravel track directly off Mill Lane, opening out to yard area with ample parking space.

To the north and west of the property the gardens are predominantly laid to lawns, with mature hedgerows, trees and shrubs.

There is also a spacious south facing courtyard area offering access to the Farmhouse, Mill and associated Outbuildings.

Outbuildings

Former Brewhouse

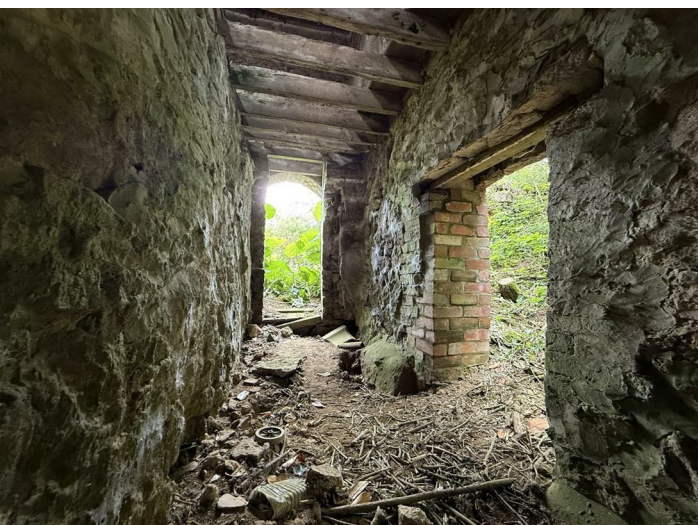
23'11" x 13'7" (7.30 x 4.15)

Adjoining the main Farmhouse, with concrete floor and corrugated metal sheet roof. Boarded inside with original beams and power and water connected. Complete with lean-to coal shed.

Cart Shed

23'9" x 13'1" (7.24 x 4.00)

Open front store with pantile roof, concrete floor and wooden frame.



Workshop

11'8" x 12'3" (3.56 x 3.74)

Pedestrian door access adjoining the Cart Shed, with work bench, window and power connection.

Adjacent Yard Complex

A range of buildings, with part hardstanding, part natural area, located to the south of the Farmhouse and separated by the natural track access road.

Stone Barn

24'4" x 20'11" (7.42 x 6.39)

Of stone construction with pantile roof, original timbers and concrete floor.

Block Barn

23'5" x 10'10" (7.16 x 3.32)

Adjoining the stone barn is a later addition, with block walls, w/c sheet roof, and pedestrian access to south elevation,

Brick Barn

46'7" x 13'5" (14.20 x 4.10)

Of traditional brick and tile construction comprising 4x loose boxes with original features.

Land and Lake

The Mill gardens and grounds extend to approximately 1.84 Acres. The remaining 2.43 Acres to the north offer an area growing a range of hardwood trees including walnut trees. Also situated in what was formerly known as 'Ings Plantation' is a Lake of about 0.50 Acre bordered by mature trees and shrubs.

Additional Land

The adjoining grassland, to the West of the farmstead, amounting in all to about 16 acres in all and in common ownership, may be available by separate negotiation.

Services

The property has mains water and electricity connected. There is an oil fired central heating system in existence at the Farmhouse. Drainage is to a private system.

Access

The property is accessed via Mill Lane, a no through road, off the main A157. Beyond the adopted road is a private track, a portion of which, (as identified on the enclosed plan) will be included in the sale of the subject property. A public right of way (footpath) traverses the track.



Plans & Areas

These have been prepared as carefully as possible. They are for identification purposes only and although are believed to be correct their accuracy cannot be guaranteed.

Rights of Way, Easements & Wayleaves

The land is offered for sale subject to all existing rights and with the benefit of existing rights of way whether public or private, light, support, drainage, water, and electricity supplies and other rights, easements and wayleaves whether referred to or not in these particulars.

A Public Footpath crosses the subject property over the access track,.

Boundaries

The Buyer(s) shall be deemed to have full knowledge

of all boundaries and neither the Seller(s) nor the Selling Agent will be responsible for deriving the boundaries or their ownership.

Outgoings

Drainage Rates are payable to the Environment Agency. The Farmhouse is Council Tax Band C, payable to East Lindsey District Council.

Sporting, Timber & Mineral Rights

The timber, mineral & sporting rights are included in the sale in so far as they are owned.

Designations

The property lies within the Lincolnshire Wolds Area of Outstanding Natural Beauty (AONB).

Method of Sale

****INVITING BEST AND FINAL OFFERS - DEADLINE: FRIDAY 21ST AUGUST AT 12NOON**** For sale by Private

Treaty as a whole. With further land available by separate negotiation.

Buyer Identity Check

Purchasers will be required to provide the necessary identification for the purposes of the anti-money laundering regulations.

Viewing

Viewing is strictly by appointment via the Selling Agent.

Selling Agent

PGM&CO (Market Rasen)

Ref: Michael Perkins / Molly Williams

Tel: 01673 843011

Email: molly@perkinsgeorgemawer.co.uk
what3words.phones.belly.paramedic





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	21	
(1-20) G		
Not energy efficient - higher running costs		

Perkins George Mawer & Co
 Corn Exchange Chambers
 Queen Street
 Market Rasen
 Lincolnshire
 LN8 3EH

01673 843011
info@perkinsgeorgemawer.co.uk
www.perkinsgeorgemawer.co.uk

Agents Note:
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements.

OFFER FORM

Farmhouse and Mill, Mill Lane, Burgh-On-Bain, Market Rasen, Lincs LN8 6JZ

(I/We) **Name:**

Address:

.....

Tel No: **Email:**

Hereby offer to buy the property described as **Farmhouse and Mill (4.27 Acres), Mill Lane, Burgh-On-Bain, Market Rasen, Lincolnshire LN8 6JZ** in the Particulars of Sale as prepared by the Selling Agents, PGM&CO. for the sum of:-

1) Farmhouse and Mill (4.27 Acres) (red): £.....

2) Additional Land (blue):(Acres) **£:**

As a Whole [1) + 2)] :(Acres) **£:**

and agree that in the event of my offer being accepted in accordance with the Conditions of Sale (overleaf) to pay the said purchase money and complete the purchase. In the event of being successful my **Solicitors** are:-

Name:

Address:

.....

Tel No: **Email:**

I can confirm our position is *(tick as appropriate)*: -

☐	☐	☐	☐	☐
Cash Buyers	Dependent on Finance	Have Property to Sell	On the Market	Not on the market

Additional Comments:

Signed: **Date:**

Print Name:

[PTO]

Conditions of Sale:

1. All offers must reach the Market Rasen Office of Perkins George Mawer & Co. at the Corn Exchange Chambers, Queen Street, Market Rasen, Lincolnshire LN8 3EH **no later than 12-noon on Friday 21st August 2026** by either post or email. No late offers will be considered.
2. Postal offers should be submitted in writing in a sealed envelope clearly marked “**The Mill, Burgh on Bain**” in the top left corner.
3. Email offers should be **sent to** molly@perkinsgeorgemawer.co.uk only. They will be printed and put in a sealed envelope.
4. Offers must be for a precise sum of pounds sterling, and it is advised that offers should be for an odd figure to avoid the possibility of identical bids.
5. No offer will be considered which is calculable only by reference to another offer.
6. Offers should be made Subject to Contract only.
7. Offerors should state whether their offers are for cash or whether they are dependent upon borrowing or the sale of other property. If borrowing is involved, the source and availability of funds must be confirmed with Offer.
8. Please ensure that you clearly indicate which lot or combination of lots your offer is for (where applicable).
9. Letters of offers should include the full names and address of the proposed purchaser together with the name and address of the Solicitor who will be acting.
10. The vendors do not undertake to accept the highest or any offer.
11. Offeror(s) will be notified in writing to confirm whether or not their offer has been accepted within 5 working days. The successful offeror(s) will be expected to complete the purchase as soon as possible thereafter.
12. Successful purchaser(s) will be required to provide the necessary identification for the purposes of Anti-Money Laundering Regulations.

