



Poplar Farm, Tealby Road

| Market Rasen | LN8 3UL

£1,400 PCM



Perkins George Mawer & Co.

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

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ABSOLUTELY DELIGHTFUL! This superb four-bedroom farmhouse, complete with two reception rooms and a self-contained two-bedroom annex, is a rare opportunity to enjoy the very best of the Lincolnshire countryside right on your doorstep.

Offering exceptionally spacious and versatile accommodation, this impressive family home welcomes you with a generous entrance hallway featuring a central study or reading area. The ground floor boasts a large living room with a charming open fireplace, an elegant dining room with its own feature fireplace, and a stunning open-plan kitchen and dining area. This remarkable space is enhanced by a vaulted ceiling and a full-height glazed rear wall, providing breathtaking views across the surrounding countryside.

Upstairs, the property offers four well-proportioned bedrooms, including a superb principal bedroom with en-suite facilities, along with a spacious family bathroom.

A valuable addition to the property is the attached two-bedroom annex, which includes a sitting room, shower room, and a further study area that could also be adapted for use as a kitchenette. This flexible space is ideal for extended family, guest accommodation, or home working.

Externally, the property is set within generous gardens and benefits from ample off-road parking. To the rear, a farm shop adjoins the property and retains a right of access.

A truly exceptional countryside home offering character, space, and versatility in an idyllic Lincolnshire setting.











Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			67
(39-54) E	41		
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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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.