



Highfield Cliff Farm, Shadows lane

Glenthams | Market Rasen | LN8 2AN

Guide Price £420,000



Perkins George Mawer & Co.

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

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- Agricultural Tie Applies
- Equestrian
- Extensive Grounds
- Four Bedrooms

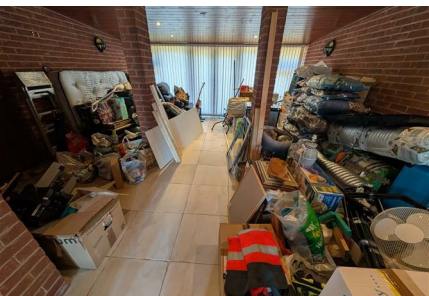
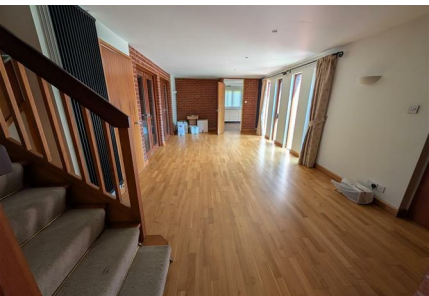
AGRICULTURAL OCCUPANCY CONDITION APPLIES

Nestled within the picturesque village of Glenthams, near Market Rasen, this exceptional detached family home offers an outstanding opportunity to enjoy spacious countryside living in a truly idyllic setting.

The property provides generous and versatile accommodation throughout. The home features four well-proportioned bedrooms, with three situated on the first floor alongside the family bathroom. The impressive principal bedroom benefits from its own ensuite, creating a private and comfortable retreat.

The ground floor is equally impressive, comprising a welcoming dining hall, a cosy living room with a characterful wood-burning stove, a bright and airy garden room overlooking the surrounding grounds, a practical utility room, and a separate study—ideal for home working.





Occupying an enviable position on Cliff Farm, the property is surrounded by extensive, beautifully maintained gardens offering stunning rural views and plenty of space to relax, entertain, or enjoy outdoor living.

For those with equestrian interests, the property also benefits from stables, making it an excellent choice for horse owners or anyone seeking a true country lifestyle.

Combining generous living space, beautiful gardens, and a peaceful rural setting, this is a rare opportunity to rent an exceptional home that perfectly balances comfort, character, and countryside living, while remaining conveniently close to the amenities of Glentham and Market Rasen.

Please note: An Agricultural Occupancy Condition (Agricultural Tie) applies to this property.

Front entrance

Dining Hall

24'3" x 11'10" max (7.4m x 3.63m max)

Lounge

14'6" x 13'3" max (4.43m x 4.06m max)

Master Bedroom

17'10" x 11'7" (5.46m x 3.55m)

En-suite Bathroom

6'10" x 11'7" (2.09m x 3.55m)



Garden Room

15'9" x 15'7" (4.82m x 4.76m)

Kitchen

14'6" x 13'3" (4.43m x 4.06m)

Pantry

Cloakroom

Study

13'3" x 13'4" (4.05m x 4.07m)

Utility Room

6'7" x 7'9" (2.03m x 2.37m)

First Floor

Bedroom Two

11'0" x 11'9" (3.36m x 3.6m)

Garrett Room / Games Area

19'3" x 9'11" (5.87m x 3.04m)

Bedroom Three

9'6" x 11'9" (2.91m x 3.6m)

Bedroom Four

9'3" x 11'10" (2.84m x 3.62m)

Walk-in Airing cupboard

Bathroom

9'11" x 6'4" (3.03m x 1.94m)

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.

Method of Sale

The property is offered for sale by Private Treaty as a whole.

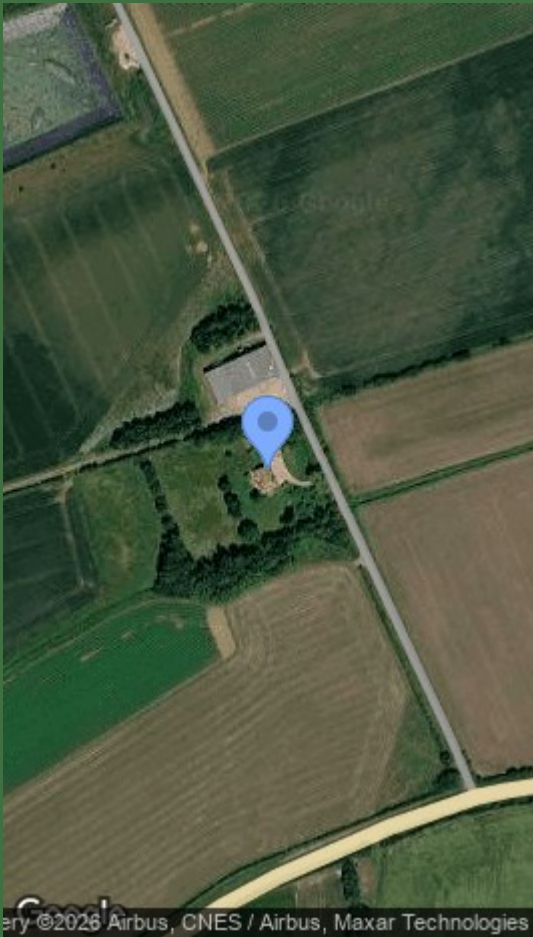
Rights of Way, Easements & Wayleaves

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.

Viewing

Viewing is strictly by appointment via the Selling Agent.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.