



Tennyson Villa Farm, Louth Road

West Barkwith | Market Rasen | LN8 5LF

£1,400 Per Month



Perkins George Mawer & Co.

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

Tennyson Villa Farm

Louth Road | West Barkwith

Market Rasen | LN8 5LF

£1,400 Per Month

WHAT A GEM! A Beautifully Presented Three-Bedroom Detached Farmhouse in the Heart of the Lincolnshire Countryside

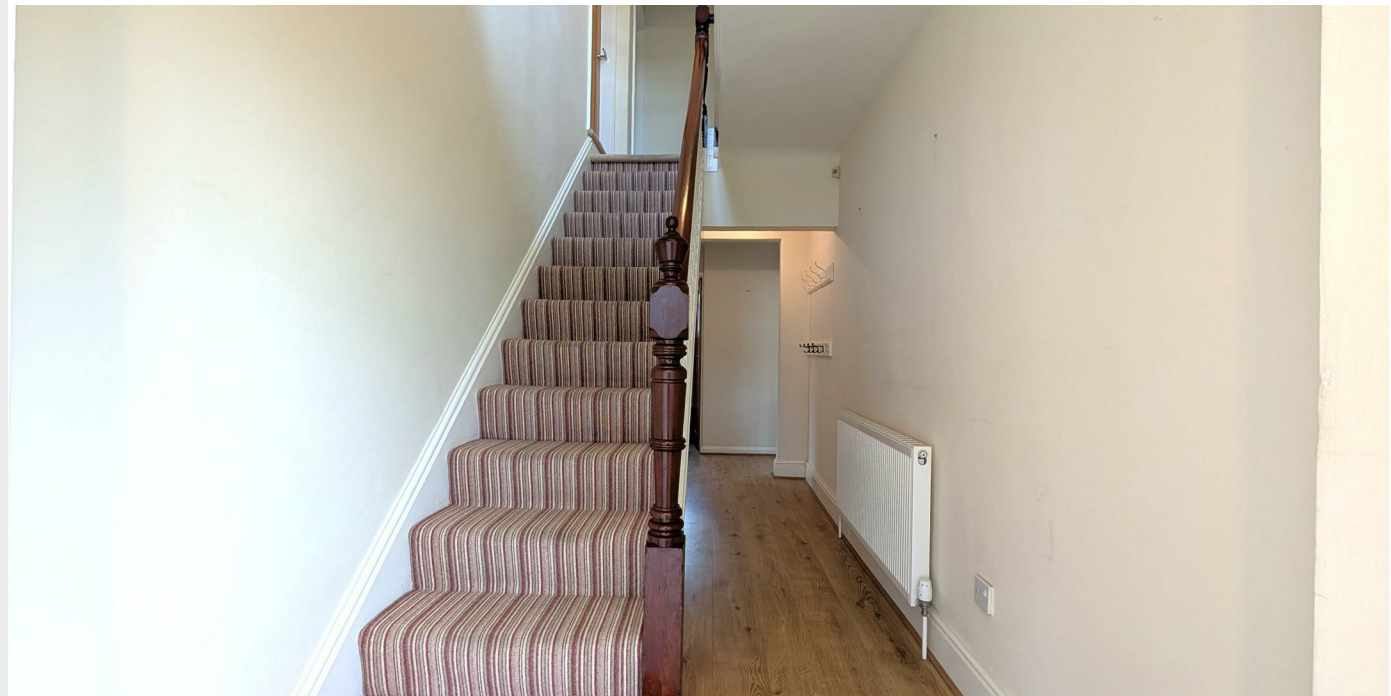
Situated in the charming village of West Barkwith, near Market Rasen, this delightful detached farmhouse on Louth Road offers a wonderful combination of rural charm, generous living space and modern convenience. Set within a working farm, the property provides a unique opportunity to enjoy peaceful countryside living while remaining within reach of nearby towns and local amenities.

Upon entering, you are welcomed by a spacious entrance hall, setting the scene for the well-proportioned accommodation throughout. The generous living room is a particular highlight, featuring a striking gas fire that creates a warm and inviting focal point. Dual-aspect windows flood the room with natural light, making it an ideal space for relaxing with family or entertaining guests. A useful rear porch and cloakroom provides additional everyday practicality.

At the heart of the home is an impressive modern kitchen diner, thoughtfully designed for both everyday living and entertaining. The kitchen benefits from integrated appliances, a central island incorporating an electric hob with extractor, and ample space for dining. Dual-aspect windows once again ensure the room feels bright and airy, creating a welcoming environment for everything from busy family mornings to relaxed evenings with friends.

The property offers three well-proportioned bedrooms, two of which benefit from substantial built-in storage and a dedicated dressing area. The family bathroom is well appointed, featuring a separate walk-in shower for added comfort and convenience.

Externally, the property continues to impress, with parking for up to five vehicles, making it particularly appealing for households with multiple cars or those who enjoy welcoming visitors. A substantial garage and outbuilding provide excellent additional storage, with potential for a workshop or hobby space..













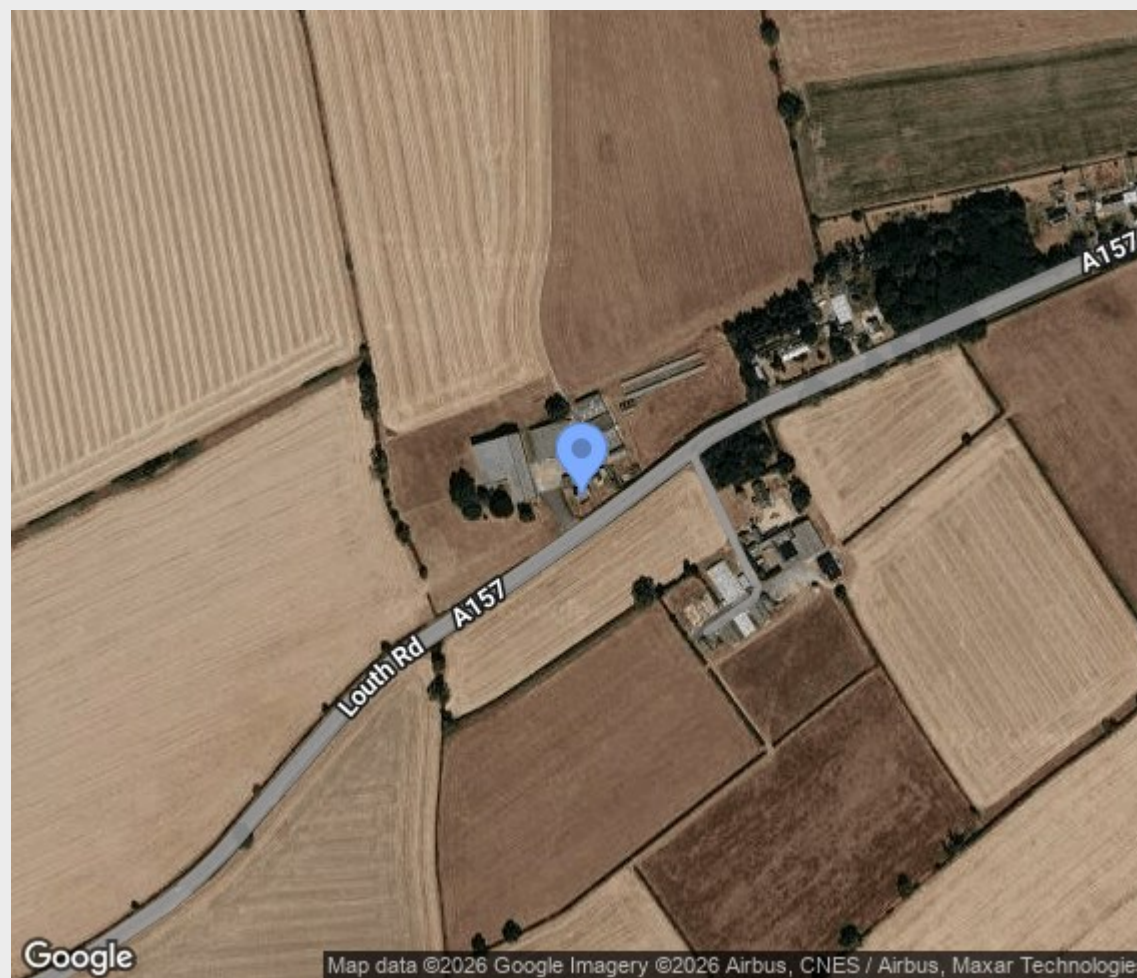






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	98
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	95	98
England & Wales	EU Directive 2002/91/EC	



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.