



Croft Farm & Barn, South Lane
Middle Rasen, Market Rasen, Lincolnshire, LN8 3LG

£725,000

4 Bedroom Detached House

- Freehold
- Victorian Detached Farm House
- Extensive Plot
- 4 Bedrooms
- Family Bathroom & En-Suite
- 4 Reception Rooms
- Highly Sought After Location
- Substantial Barn & Outbuildings Suitable For Conversion
- EPC Rating - F, Council Tax Band - B



Overview

Pygott & Crone are delighted to present this charming extended detached Victorian farmhouse, set within grounds that include a substantial paddock of approximately 4.5 acres (STS), together with a substantial barn and a range of accompanying outbuildings. Detailed architect's drawings illustrate the potential of these buildings for conversion, and we have been advised that a formal planning application has been submitted.

The property itself retains a wealth of original character features throughout, while offering spacious and highly versatile living accommodation. The ground floor briefly comprises a generous lounge, dining room, kitchen, utility room, a reception room with an adjoining playroom, and an additional reception room, providing flexible space ideal for family living. The property also benefits from a solid fuel Aga, original open fireplaces, full central heating, and the added advantage of an immersion tank.



To the first floor, there is a family bathroom and four well-proportioned bedrooms. The principal bedroom is accessed via a study, nursery, or optional dressing room, and further benefits from its own dressing area and en-suite facilities.

Externally, the property benefits from driveway parking, a private courtyard, and a barn with accompanying outbuildings, for which planning permission has been submitted for conversion into a separate dwelling. Beyond this, the property includes approximately 4.5 acres (STS) of well-maintained grass paddocks, which are easily accessible from the house. This generous outdoor setting is perfectly suited to those seeking a rural lifestyle, offering excellent potential for equestrian use or a variety of other recreational pursuits.

Middle Rasen is a thriving village located approximately one mile west of the larger market town of Market Rasen. The village offers a range of local amenities including a post office and village shop, bowling green, village hall, St Peter's Church, Methodist Chapel, and a primary school rated 'Good' by Ofsted. A variety of community groups and events also contribute to the village's strong and welcoming community atmosphere.

Agent's Note: The sellers are open to selling the farmhouse with the land, or the barn separately, if desired. Please contact the office for further information.





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Approximate Area = 2319 sq ft / 215.4 sq m

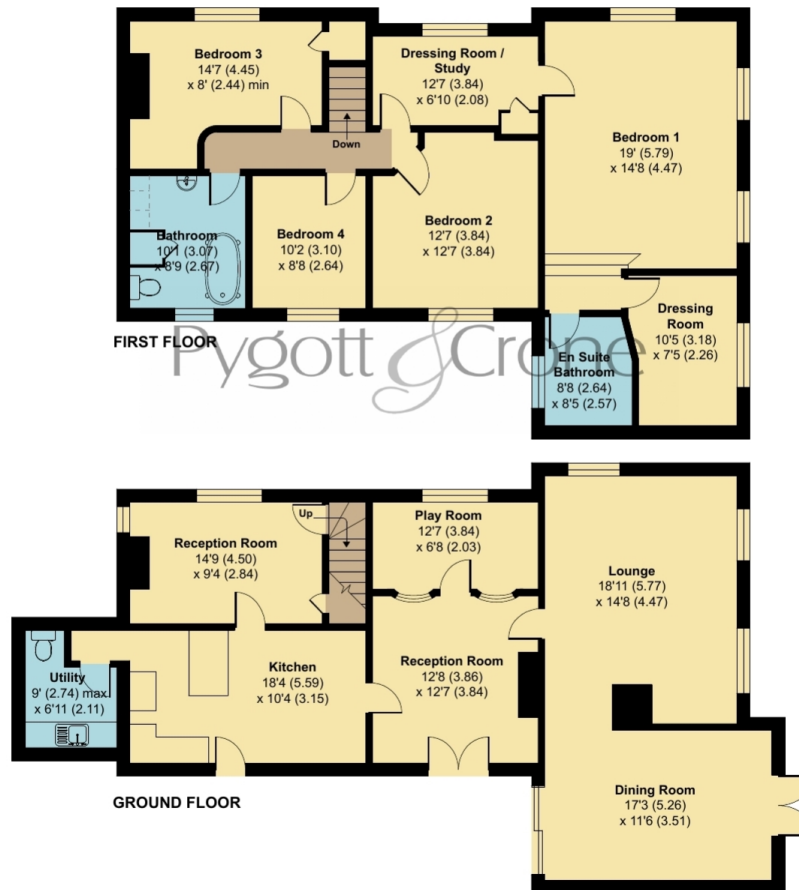
Limited Use Area(s) = 6 sq ft / 0.5 sq m

Total = 2325 sq ft / 215.9 sq m

For identification only - Not to scale



Denotes restricted
head height



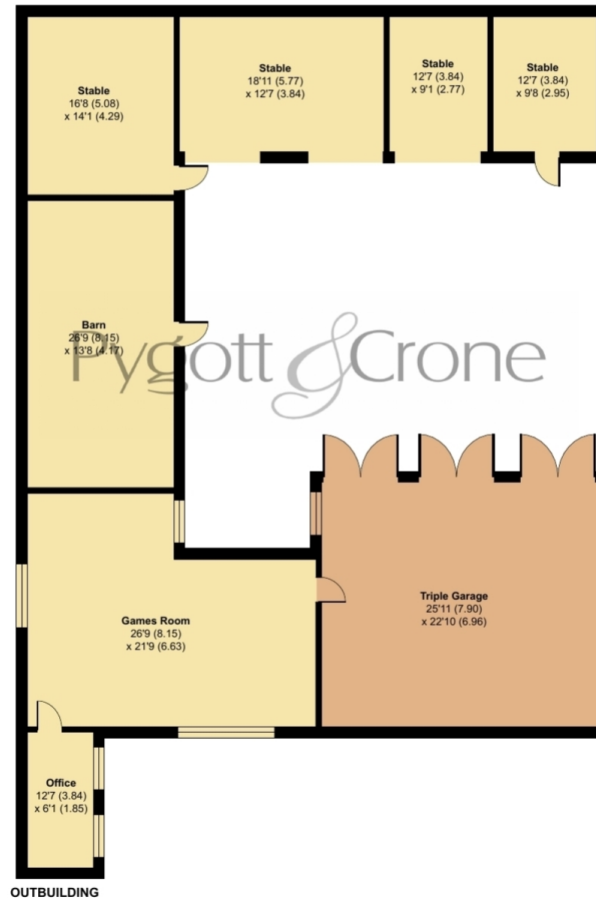
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Pygott & Crone. REF: 1420707

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Garage = 593 sq ft / 55.1 sq m
 Outbuilding = 1692 sq ft / 157.1 sq m
 Total = 2285 sq ft / 212.2 sq m

For identification only - Not to scale



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Location



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Bianca van Tonder
Mortgage & Protection Adviser

0330 912 0007

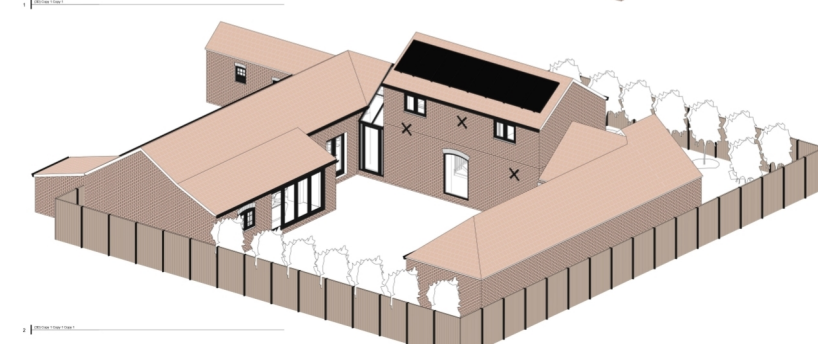
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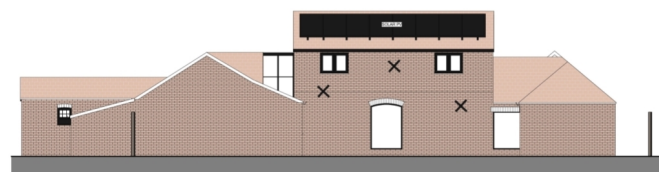








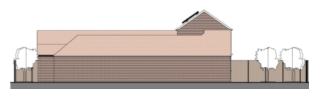
1 Front Elevation



2 Front Elevation



3 Side Elevation



4 Side Elevation



5 Rear Elevation



6 Rear Elevation







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is on the market with our Lincoln branch

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