

**HOME FARM
MAIN STREET
STURTON
BRIGG
NORTH LINCOLNSHIRE
DN20 9DT**



TO LET

A Substantial 5 Bedroom Detached Farmhouse set in 1.35 acres

An additional 3 acres & paddock adjoining the property is available by separate negotiation

RENT: £1,995 pcm – UNFURNISHED

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GENERAL REMARKS

Home Farm is a substantial farmhouse set in gardens and grounds of 1.35 acres to include formal gardens and orchards.

Accommodation is extensive and extends to 3 reception rooms, 5 bedrooms and 2 bathrooms.

The property is located in the centre of Sturton village, being close to Brigg and Scunthorpe.

Outside there are two outbuildings which could offer stabling for horses and a 3-acre paddock adjoining the property is available by separate negotiation.

Home Farm therefore represents an opportunity to rent a significant Grade II listed property in North Lincolnshire.

ACCOMMODATION

Ground Floor

- 3 Receptions
- Kitchen/Breakfast Room
- Office
- W/C
- Cellar

Outside

The property sits in a 1.35-acre plot with formal gardens and orchards to the East and North with additional land to the North.

The property is approached via a gravel drive with ample parking.

SERVICES

Mains electricity, drainage, telephone and water are connected to the property. Gas-fired central heating throughout.



First Floor

- 5 Double Bedrooms
- 2 Bathrooms



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APPLICATIONS

Initial applications should be made direct with **Jas. Martin & Co.** using the form on the website: www.jasmartin.co.uk

Full Energy Performance Certificate available upon request from the letting agents.

Viewings will be arranged thereafter which are **STRICTLY BY APPOINTMENT WITH THE AGENTS.**

References and a financial check will be required for the successful applicant.

TENANCY

The property is available, unfurnished, under an Assured Shorthold Tenancy for an initial term of 12 months. The rent is payable monthly in advance by standing order, with the Tenant paying all usual outgoings. A refundable deposit of £1,995 will be collected at the start of the tenancy, together with the first month's rent.

The deposit, which will be registered under the Tenancy Deposit Scheme, will be returned at the end of the tenancy provided that the Tenant has fulfilled all obligations under the tenancy agreement.

The property is in Council Tax Band G with the charges for 2025/2026 being £3,730.



