



# West Laughton Farmhouse

Laughton Lane, Laughton, Lincolnshire NG34 0HD

Rent: £2,300 Per Calendar Month



This substantial Grade II listed farmhouse is understood to have been built in 1663, it forms part of a Conant Family farming outpost in South Lincolnshire.

Set in quiet open countryside, Laughton is found just to the north of Aslackby, a small village situated approximately midway between Bourne and Sleaford on the A15. It is an interesting location for anyone looking for a rural base whilst being able to commute via road or rail. Well renowned schooling provision is also available close by at Stamford, Witham, and Grantham.

The property features five bedrooms, two further attic rooms, and ample living space to match.

Entrance / Boot Room    Large Kitchen Inc Electric Range    Pantry  
Five Bedrooms (2x En Suite)    Dining Room    Living Room    Sitting Room / Snug  
Two Attic Rooms    Family Bathroom    Rural Location    Grazing Land Via Agreement

To be let unfurnished (except flooring materials & cooker) on an Assured Shorthold Tenancy Agreement for an initial term of one year with the prospect of an extension if both parties agree.

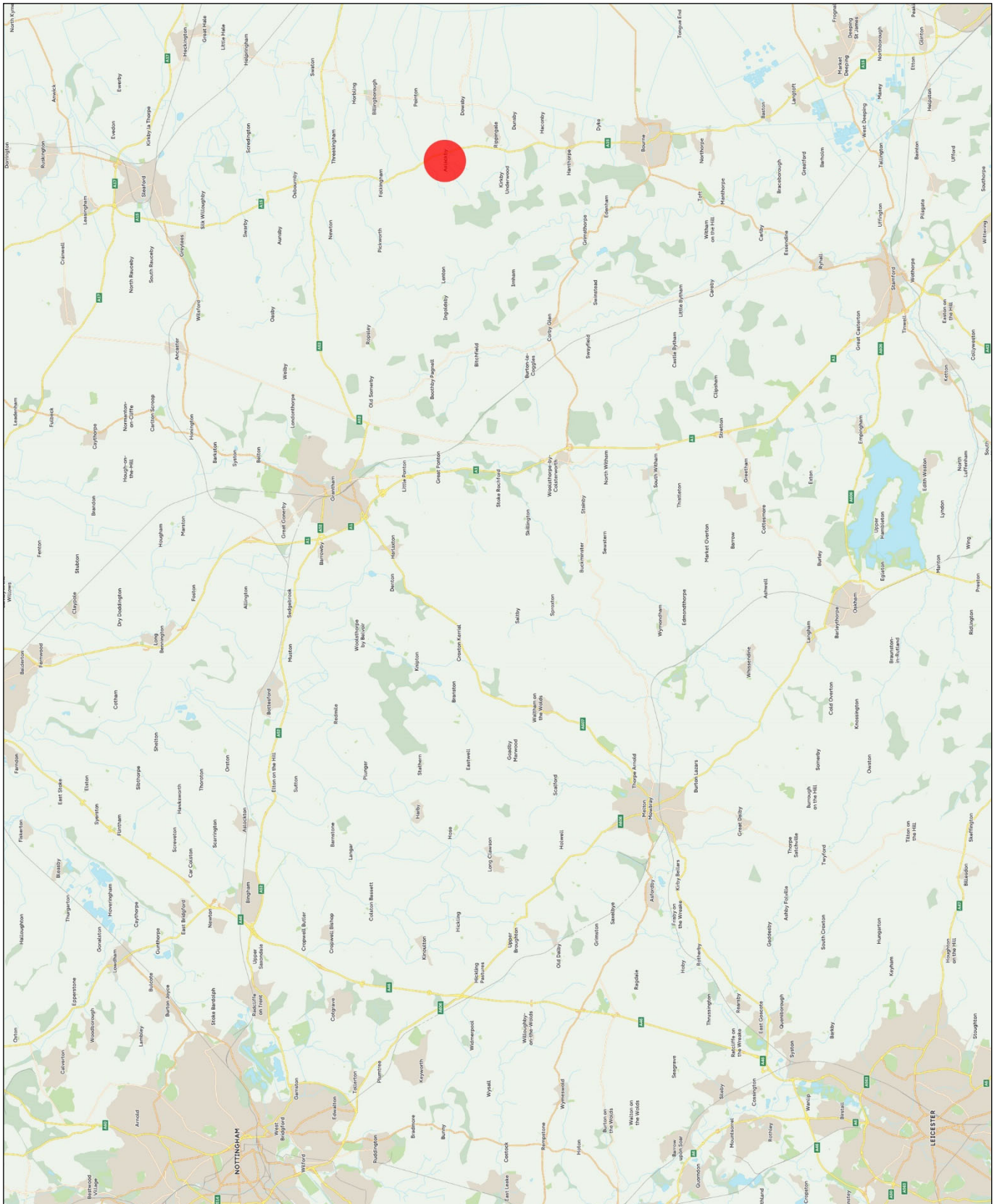
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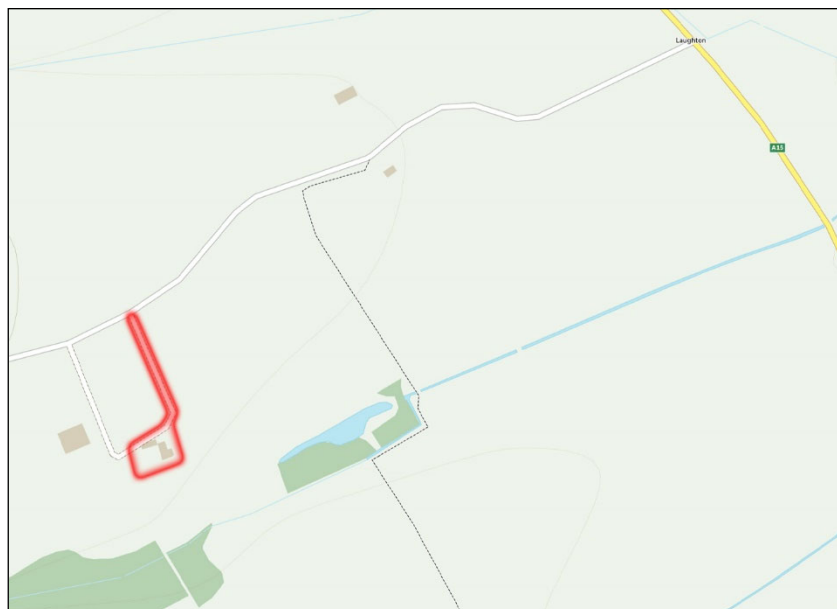


## The Location

Set in rural south Lincolnshire between Bourne and Sleaford on the A15, it is well positioned for commuting given the proximity to the A52 and A1, and The East Coast mainline stations at Grantham (15miles) & Peterborough (25miles).

Well renowned schooling provision is also available close by, including [Witham Hall](#) (ages 4-13yrs), [Stamford School](#) (11-18yrs), and [King's School](#) (11-18yrs).





[luggage.fidelity.goals](https://luggage.fidelity.goals)

West Laughton Farmhouse (red outline inc drive) is located on Laughton Lane (off A15).

## Background

The original limestone-built farmhouse with slate gambrel roof is thought to have been constructed in 1663. To the rear is a large red brick extension, likely erected in the late 18<sup>th</sup> Century. And in the early 20<sup>th</sup> Century a barn was added.

The property has been let on a number of successful extended tenancies, with the most recent occupants here for over ten years. Various works are now underway to bring updates and improvements throughout, many of which would have proven impractical whilst occupied. Highlights include a new kitchen, bathroom upgrades, fresh décor, a new central heating boiler, and new floor coverings throughout.

## Walkaround (also see [YouTube](#) video)

There are two main access points; the first obvious one being the original entrance at the front of the property, ideal for greeting visitors for more formal occasions; this opens into a hallway. For more general day-to-day comings and goings, use the door at the side rear (approaching from the parking area) leading straight into a large entrance room. From here, head through to the farmhouse kitchen which has been fitted out with units and a central island, all with hardwood counter tops. Linked off the kitchen is a pantry and a separate utility room, with a further cloakroom area in-between and doorway opening to the rear garden area. Next is a large dining room with light coming in from the west facing windows. At the front of the ground floor are two south facing rooms featuring large bay windows - perhaps use the larger one as a general living space or reception room, and the other would serve well as a sitting room/snug. Importantly, there is also a WC on the ground floor!

Head up the staircase to the first floor of the original house, where there are two en suite bedrooms accessed from either side of the landing. Moving into the rear of the property, there are two further double bedrooms and a very generous single; these are all served well by a family bathroom. Need any more space?!? Return towards the front of the house and ascend the attic stairway where there are rooms situated on either side of the upper landing.



Outside, the barn isn't in the best of shape, but it is certainly useable downstairs with various areas suitable for rough storage of firewood and the like. The garage is enormous, and suitable for vehicles, storage, or could even be put to workshop use. This building is ripe for restoration and redevelopment in the future - an annexe for a relative, home gym, office: there are so many possibilities. The house is set in amazing grounds with hedging and mature trees. The gardens have been lovingly tended in the past; however, the previous tenants had clearly not been so interested, which is a shame, but with a little determination, they could be brought back to their former glory or even redeveloped.

### **Grazing**

Although not offered as part of the tenancy, there are two paddocks either side of the private driveway; these may be available via a separate agreement, so please do have that discussion.



## Services

An oil-fired boiler provides central heating and hot water (serviced annually by The Estate). An electric range cooker is installed in the kitchen (tenant responsible for cleaning).

In terms of connections, mains water is provided by [Anglian Water](#), and sewerage is dealt with via a septic tank. There's also mains electricity supplied via [National Grid](#).

Laughton is connected to the [telephone network](#), but it looks like internet download speeds over the part-fibre connection may only achieve 2-5Mbps. The mobile signal is strong here, so 4G broadband could be an option. The other alternative is to look at [Starlink](#) (FTTP speeds).

## Rent

£2,300 Per Calendar Month.

The Landlord is not bound to accept the highest or, indeed, any offer.

## Terms

To be let unfurnished (except flooring materials & cooker) on an Assured Shorthold Tenancy Agreement for an initial term of one year with the prospect of an extension if both parties agree.

A deposit of £2,650 is payable (held in a deposit protection scheme).

Applicants must complete a questionnaire, reference, and right-to-rent check.

The Tenant is responsible for routine maintenance and interior decoration. The Landlord takes care of all major repairs and exterior decoration.

A copy of the proposed tenancy agreement is available by prior arrangement.

## Council Tax

The 2025-2026 annual charge is £3,064.10 (Band F).

For further information visit the [South Kesteven District Council](#) website.

## Energy Performance

This property has an EPC rating of E - a copy of the certificate is available [online](#).

## Interested?

Please refer to the [information for new tenants](#) online.

Viewings are available only via prior appointment with the [Lyndon Estate Office](#).

## Misrepresentation Act 1967

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