



High Sadney Farm

North Kelsey

MOUNT & MINSTER



High Sadney Farm

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A charming detached farmhouse set within grounds of just under 6 acres, with equestrian facilities and unobscured countryside views.

INTRODUCTION

High Sadney Farm is a stunning modernised extended farmhouse, with generous living accommodation which is set within grounds of just under 6 acres (5.79). The grounds offer an enviable blend of landscaped gardens, two practical paddocks separated by a sweeping driveway leading up to the property, along with highly versatile outbuildings. The property further offers uninterrupted countryside views to all aspects. The property itself briefly comprises an entrance hall which provides access to the sitting room and kitchen, the sitting room has open views across the paddocks and benefits from a log burning stove, whilst the impressive modern open plan kitchen is at the centre of the home leading into an extensive dining space making this the ideal space for entertaining and formal dinners. Double doors from the kitchen lead into the spacious lounge with triple aspect windows offering open views across the surrounding land with a large feature brick fireplace with multi fuel stove. French doors open directly onto the patio and landscaped gardens beyond. The ground floor is concluded with a useful utility/boot room along with a separate shower room.

To the first floor there are four light and airy double bedrooms, each enjoying open countryside views, along with the family bathroom which includes a ball-and-claw roll top bath with free standing taps.

The property further benefits from planning permission to create a second story extension above the existing lounge to create an additional bedroom with an en-suite with balcony. The plans can be viewed on West Lindsey District Council website under planning reference WL/2025/00579.

LOCATION

The picturesque village of North Kelsey is in a peaceful rural setting, surrounded by beautiful countryside and approx. five miles from the town of Caistor. The village provides various everyday amenities, including a local pub, a village hall, a community shop and a primary school, as well as various community activities, including a bowls club. Caistor provides access to a selection of shops and further facilities, while Market Rasen, approx. 9.5 miles away, provides several everyday amenities, including a good selection of shops, supermarkets and a weekly market.

The Lincolnshire Wolds are nearby, providing splendid walking and cycling routes. Lincoln is approx. 23.7 miles away, with its cultural attractions and wealth of restaurants, bars and cafés.

The area is well connected by road, with the A15 approx. 8.3 miles away and the M180 within approx. 10 miles. Rail services can be accessed in Brigg, Market Rasen and Lincoln.

SCHOOLS

Secondary schooling is available in Caistor and Brigg, at Caistor Grammar School and Sir John Nelthorpe School



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OUTSIDE

The property is approached via a private sweeping driveway separating the two paddocks. to both sides and the rear of the property extensive flag stoned patios are perfectly positioned to enjoy the surrounding countryside. The largest of which lies to the East of the house making it an ideal space for outside entertaining and dining. Beyond the patio's lawned gardens wrap around the property with plethora of trees and shrubs. A traditional outbuilding offers a sheltered space so that you can enjoy outdoor entertaining into the evening , along with a brick built stable block ready for equestrian use. Beyond these there are a further range of substantial farm buildings currently used for storage offering the opportunity for potential equestrian or agricultural development.

METHOD OF SALE

For sale by private treaty.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX BAND

Band: D
West Lindsey District Council

ENERGY PERFORMANCE CERTIFICATE

Rating: E

SERVICES

Mains electric, water, oil central heating, and septic tank

VIEWINGS

By prior arrangement with the Sole Selling Agents (01522 716204).

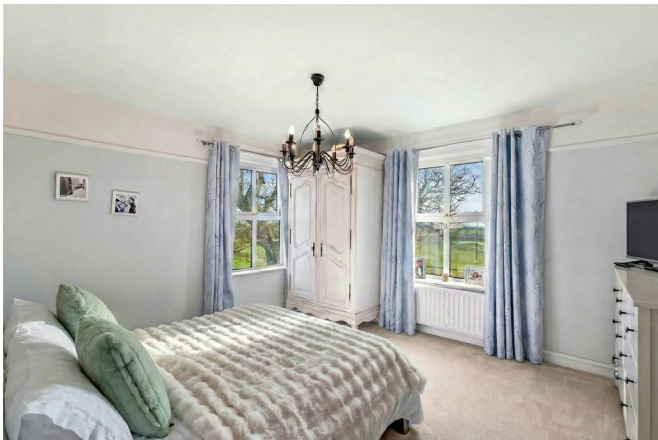
PARTICULARS

Drafted following clients' instructions of February 2026.

SPECIAL NOTE

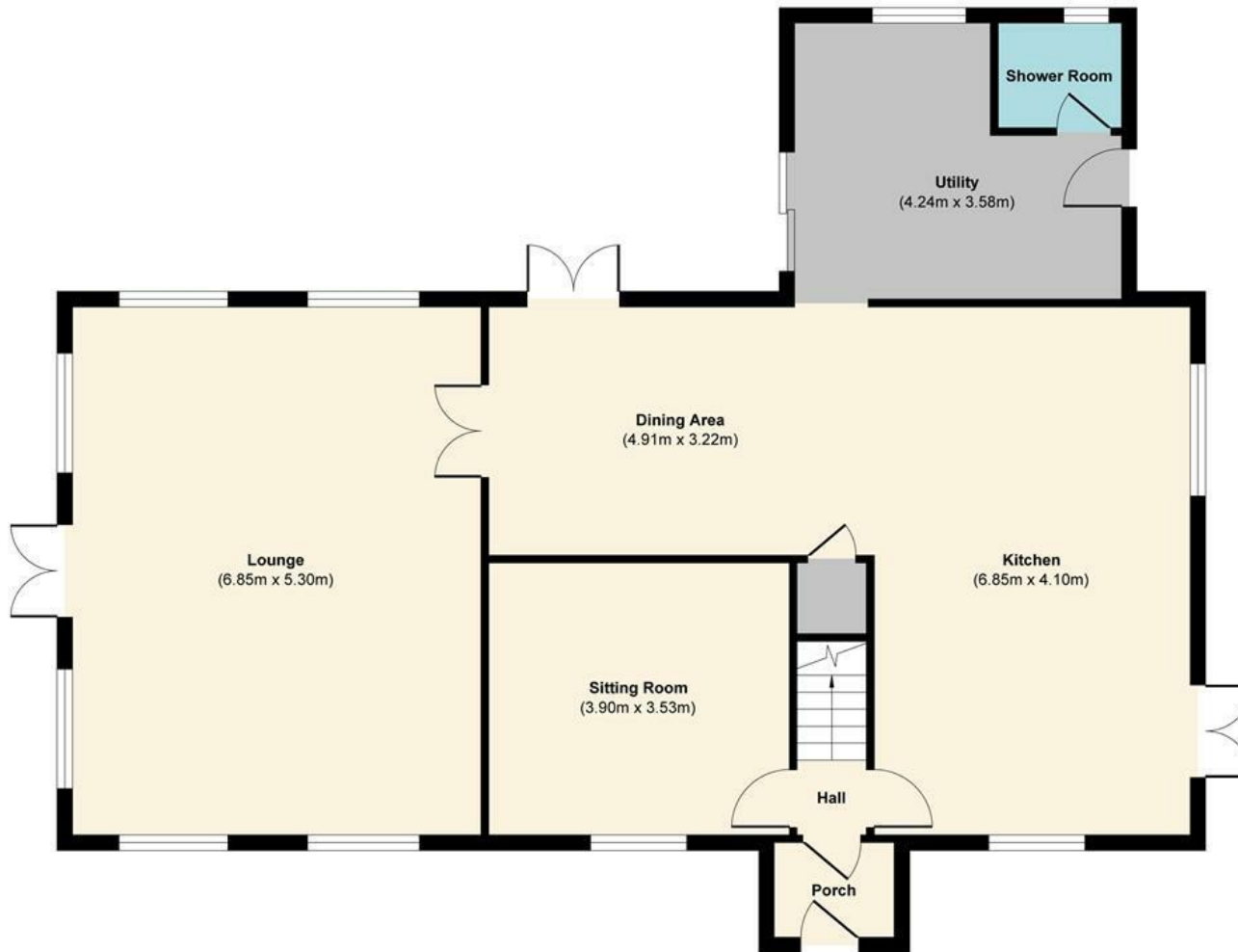
Please note that some images have been AI-generated and digitally enhanced for illustrative purposes to show the property in the summer months.



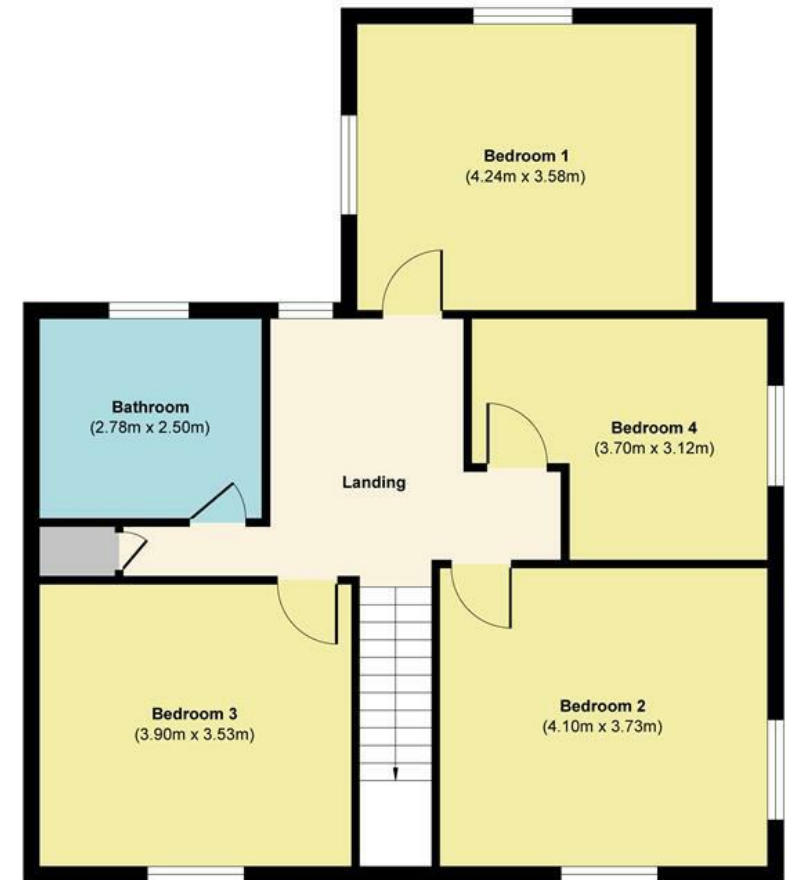




High Sadney Farm



Ground Floor
Approximate Floor Area
(115.30 sq. m)



First Floor
Approximate Floor Area
(76.90 sq. m)

Approx. Gross Internal Floor Area 192.20 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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