



Newholme Farm House
Pingle Lane, Bishop Norton, Market Rasen, Lincolnshire. LN8 2BQ





Newholme Farmhouse

Bishop Norton

This is a highly attractive and substantial detached five-bedroom period farmhouse (GIFA 2,766 ft²/ 257 m²) set within substantial and private grounds of 2.56 acres (sts), enjoying a delightful country setting on the edge of the charming quiet village of Bishop Norton

Whilst the house is in need of refurbishment in order to realise its full potential it still offers a generous and versatile range of family accommodation, including two formal reception rooms, together with a wonderful spacious Farmhouse kitchen which opens into an extended living and dining area with high vaulted ceiling featuring oak beams and a large, eye catching gable end casement window overlooking the garden.

In addition, there are very practical ancillary spaces including a pantry, laundry room and boot room, all well suited to modern day-to-day family living.

To the first floor, the house provides five bedrooms, served by a family bathroom and an additional shower room, offering flexibility for growing families, home working or the creation of a principal suite, if desired. The substantial barn offers great potential for conversion into a very large family annex, garaging, home business and more, (subject to necessary consents). Alternative it could be retained for storage, providing family leisure space and stabling for those with equestrian recreational pursuits in mind

Overall, Newholme Farm represents a rare opportunity to acquire a characterful village and country home with land and outbuildings, where thoughtful investment could create a highly desirable and valuable village residence.





ACCOMMODATION

Garden Room with uPVC double glazed panelled front entrance door and wood style laminate flooring. Original solid wood door through to:

Large Entrance Hall with staircase up to first floor, wood block style floor covering, dado rail and attractive wall mouldings. Open access through to the rear hallway and doors through to Dining Room and to:

Substantial Drawing Room enjoying a southerly outlook from the bay window out over the front grounds; French doors to the north providing access out into the rear garden. There is an open fireplace with a flagged hearth and attractive solid wood fire surround; solid oak flooring, ceiling cornice, radiator with decorative radiator cover, and wall light fittings. Glazed panelled door through to rear entrance hall

The Sitting Room enjoys an attractive southerly outlook from the bay window over the sheltered front grounds; chimney breast housing an appealing period style fireplace with casting iron moulded back and integral grate, tiled hearth and attractive moulded pine surround. Exposed ceiling beam, ceiling cornice, dado rail, exposed pine floorboards and radiator.

The Stunning Expansive Open Feature Living Dining Kitchen a wonderful hub for the family household, significantly extended by the current owner. The living dining area has an eye catching high vaulted ceiling, exposed King post truss roof timbers and large gable end hardwood double glazed feature window casement with an easterly aspect. A wood burning stove is set to the chimney breast in the living/dining area and French doors provide access out to the front grounds.

The kitchen area has a country style large, long central island with hardwood work surface and breakfast bar on one side, inset double Belfast style ceramic sink with incised drainer to the work surface on one side, cupboard and drawer space, built in Samsung oven below and a four ring ceramic hob inset to the surface. An Aga cooking range is set to the chimney breast with cupboard space to one side, with further built-in pantry and storage cupboard space one corner.





Attractive oak style luxury Karndean flooring, exposed ceiling beam and cornice, feature pendant and wall light fittings. Doorway through to:

Rear Hallway with exposed ceiling beam and in part oak style Karndean flooring/ wood style laminate flooring, dado rail and wall mouldings. Doorway through to rear side entrance lobby, rear entrance door to grounds, doors to pantry and to:

Cloakroom comprising low-level WC, wash hand basin with tilde splash back and cottage style wall panelling to dado rail height.

Pantry with fitted worksurface areas, cupboard and drawer space below, wall mounted shelving and cupboard space above, as well as room to one corner for an American style fridge/freezer; exposed ceiling and wood style laminate flooring.

Rear Entrance Lobby/Boot Room with a north facing window, an easterly view into the grounds and glazed side entrance door to grounds; There is a range of handmade waxed wood and iron coat pegs and shelving and a slate tiled floor.

First Floor

Front Main Landing with a southerly outlook over the sheltered front grounds and access to roof space. Large double bedroom with a pleasant southerly view down over the front garden; built-in wardrobe and cupboard space and chest of drawers to one wall, coving, dado rail and radiator.

Large double bedroom with a southerly view out over the front grounds; built in wardrobe and cupboard space either side of bed head area, coving, dado rail and radiator.

East Landing with doors through to bedroom and to:

Shower Room comprising walk in shower cubicle to one wall with Triton shower fitting and accompanying full height wall tiling, pedestal wash hand basin with tiled splash back, low level WC and ladderback style radiator/towel rail.







Bedroom having an easterly aspect; built-in wardrobe space to one corner, coving, dado rail and radiator.

Rear Landing having a westerly aspect; dado rail and radiator with decorative radiator cover.

Separate Toilet having low-level WC, cottage style wall panelling to above dado rail height.

Bedroom of excellent proportions with an northerly outlook over the grounds to the rear; and radiator.

Nursery Bedroom with a built-in cupboard space and radiator.

Family Bathroom having a pleasant easterly aspect; contemporary style roll top bath and claw bath with Triton shower fitting, shower curtain rail and accompanying wall tiling above and wash hand basin. Built in linen cupboard, cottage style wall panelling in part to dado rail height, wood style laminate flooring, radiator and wall light fittings.

OUTSIDE

The property is approached from Pingle Lane through double gates to a gravel driveway area providing ample parking.

Set along the eastern boundary adjoining the driveway is the Substantial Barn comprising; **Family Leisure Room/Workspace** with stairs up to a large **Loft Room** above and two large **Stables**. Offering great potential for conversion into a formal family annex/home business space, garaging and more, subject to all necessary consents

The mature grounds provide the house with a very appealing and private setting with a large and surprisingly private tree sheltered front garden with lawn and beds/borders containing a range of mature shrubs/flowering plants. To the rear of the house is a lawned garden, swimming pool (disused) and vegetable and fruit gardens. From the old orchard there is a metal five bar gate into the paddock land, which slopes gently away to the north down to Atterby Beck.





Overall, Newholme Farmhouse represents a rare opportunity to acquire a characterful village and country home with land and outbuildings, where thoughtful investment could create a highly desirable and valuable village residence.

THE AREA

Bishop Norton is a picturesque rural village in Lincolnshire in the district of West Lindsey with a friendly community. Located approximately 8 miles (13 km) north-west from the historic market town of Market Rasen where there is a wealth of independent bars, cafes restaurants and shops alongside main supermarkets and all levels of schooling.

The village has a close access to the A15 connecting to city of Lincoln less than 15 miles away, and the town of Gainsborough is around twelve miles away.

West Lindsey District Council – Tax band: G

ENERGY PERFORMANCE RATING: F

Mains electric, water, drainage. Oil fired central heating

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

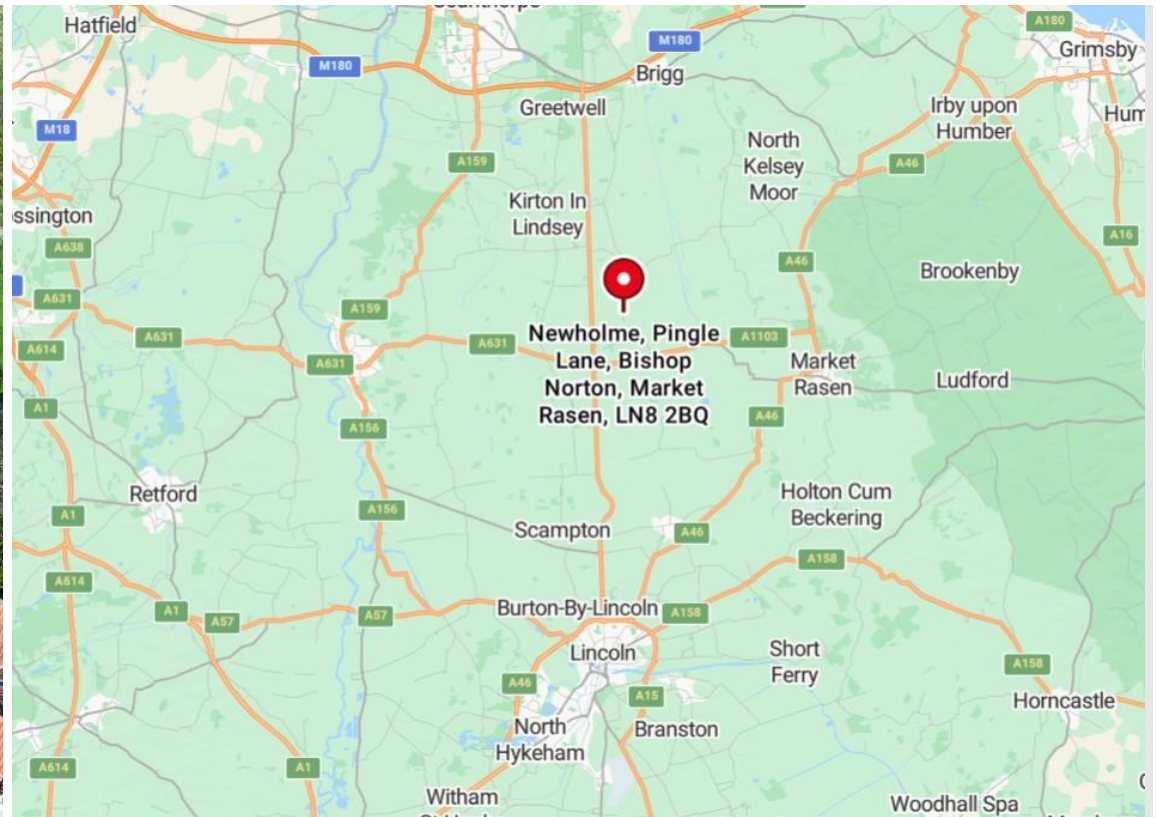
VIEWING: By arrangement with the agent's Lincoln Office...

43 Silver Street, Lincoln. LN2 1EH.
Tel: 01522 538888
Email: lincoln@robert-bell.org;
Website: <http://www.robert-bell.org>

Brochure prepared 24.4.2026











Atte

FB

17.5m

Newholme Farmhouse

The Barns

Fairfield House

Pingle Cottage

Pingle Lane

Last House

Pingle Lodge

Hillcrest

Post Office Cottage

Ivy Cottage

Protea House

Pingle Lane

Slate

Farm Close

Pingle Slay

Phoenix Manor

The Old Vicarage

23.6m

St Peter's Church

Orchard House

High

Bish Ba

Newholme Farmhouse

Approximate Gross Internal Area

Ground Floor = 165.4 sq m / 1780 sq ft

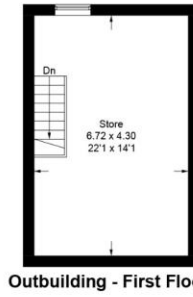
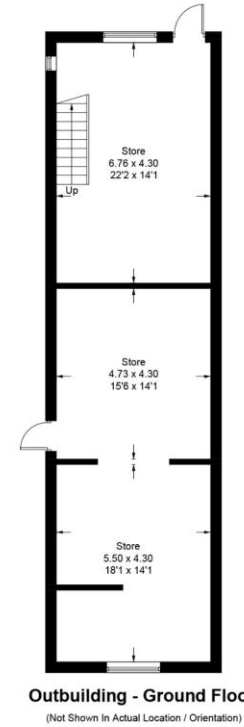
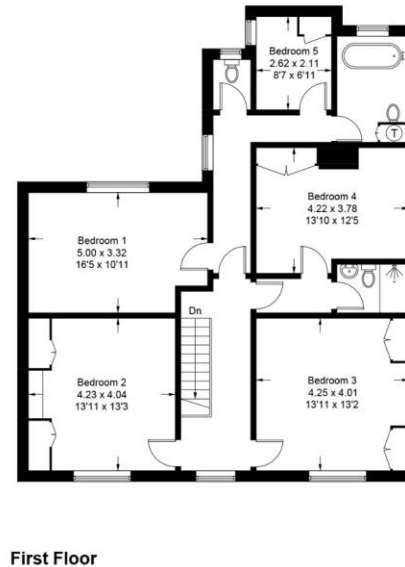
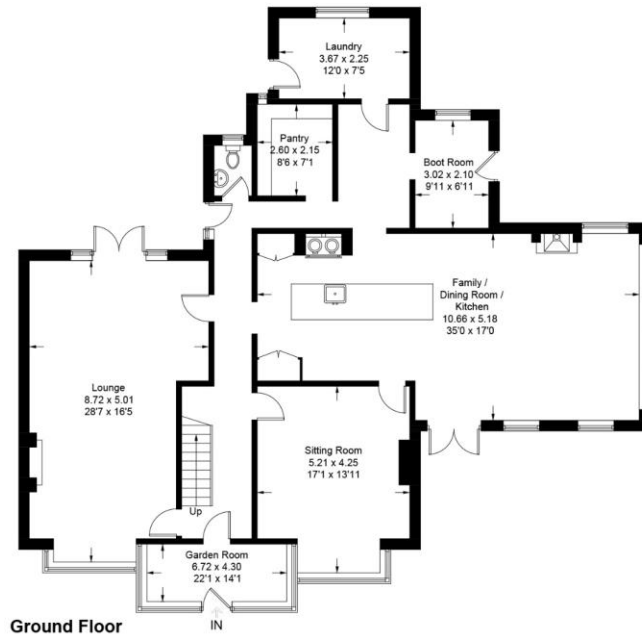
First Floor = 106.2 sq m / 1143 sq ft

Outbuilding - Ground Floor = 28.9 sq m / 311 sq ft

Outbuilding - First Floor = 28.8 sq m / 310 sq ft

Stores = 44.8 sq m / 482 sq ft

Total = 374.1 sq m / 4026 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:
 - The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
 - All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
 - No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
 - All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



43 Silver Street, Lincoln. LN2 1EH
 Tel: 01522 538888 Fax: 01522 589988
 Email: lincoln@robert-bell.org

www.robert-bell.org

