



WELCOME TO HOME FARM

A Rare Pair of Individually Designed Homes in the Heart of Rothwell

Home Farm is an exclusive new development of just two detached homes, set in a prime non-estate location at the centre of Rothwell – one of the Lincolnshire Wolds' most desirable villages.

Each home is individually designed and built to a high standard, with generous gardens set into the natural hillside behind. Combining modern, practical layouts with timeless exterior design, these homes offer an ideal blend of village life, space, and privacy.

The first release is Plot 1 – a spacious four-bedroom home with over 2,300 sq ft of internal accommodation. Designed with family living in mind, the home includes flexible ground floor living spaces, quality finishes, and landscaped gardens.



INTRODUCING ABEKO DEVELOPMENTS

Local. Considered. Quality-Focused.

Abeko Developments is a Lincolnshire-based property developer committed to delivering high-quality, individually designed homes across Lincolnshire and North Lincolnshire.

Focusing on small-scale, non-estate developments, Abeko works closely with experienced industry professionals to ensure each project is well built, thoughtfully designed, and suited to its surroundings.

Home Farm is a perfect example of this ethos – a rare opportunity to own a distinctive new home in a highly desirable village location, where quality and setting take priority.



LOCATION

Living in Rothwell

A Well-Placed Lincolnshire Wolds Village Surrounded by Rolling Countryside

Rothwell is a small, well-positioned village nestled within the Lincolnshire Wolds – a designated Area of Outstanding Natural Beauty. With just a few roads and open views in all directions, it offers a peaceful setting that feels truly rural while remaining well connected to a number of popular towns and transport links.

You'll find a welcoming, community-led atmosphere here, surrounded by scenic walking routes, bridleways, and cycling trails that stretch across the Wolds. Despite its quiet surroundings, Rothwell provides excellent access to nearby centres including Caistor, Market Rasen, Louth and Lincoln.



Nearby Towns & Cities

Caistor – 2 miles

A charming Georgian market town, Caistor is the closest hub to Rothwell and offers a good selection of day-to-day amenities. It's home to well-regarded schools including Caistor Grammar School and Caistor Yarborough Academy. The town centre has independent shops, convenience stores, cafés, pubs, and a weekly market. It's a popular location for families, with a strong sense of community and local events held throughout the year.

Market Rasen – 10 miles

A traditional market town with a thriving high street, Market Rasen is well known for its National racecourse and golf club. There's a Tesco supermarket, train station (with connections to Lincoln, Grimsby and beyond), GP surgeries, sports clubs, and a growing number of independent retailers and eateries. It also offers both primary and secondary schools and has become a popular choice for commuters and families.

Louth – 11 miles

Often referred to as the “**capital of the Wolds**”, Louth is a vibrant and historic market town known for its independent shops, high-end food producers and Georgian architecture. It has a great mix of butchers, bakers, coffee shops, and a regular cattle market. Culturally, Louth offers an art deco cinema, theatre, and a variety of festivals and community events. It's perfect for those who enjoy a mix of countryside and culture.

Lincoln – 20 miles

Lincoln is a thriving cathedral city, full of history, character and opportunity. At its heart is the iconic Lincoln Cathedral and Castle, which overlook the cobbled streets of the Bailgate. The city has excellent shopping – from major retailers to boutique independents – as well as restaurants, bars, theatres and galleries. The University of Lincoln brings a younger energy to the city, and there are excellent rail connections to Newark, Nottingham, Sheffield, and London Kings Cross.

Lincoln also provides access to major road links including the A46 and A15, making it easy to connect to the rest of the region and beyond.

PLOT 1 - HOME FARM



A Spacious, Individually Designed Four Bedroom Home with Over 2,300 sq ft of Internal Living Space

Plot 1 at Home Farm offers a rare opportunity to purchase a high-spec new home with the added benefit of being able to influence key design elements prior to completion. This is a truly one-off build in a standout village location, combining quality, space, and flexibility.

The home is entered via a striking reception hall with a feature fireplace, setting the tone for the rest of the property. The dual-aspect lounge offers a second fireplace and open views across the rear garden. At the heart of the home is a large open-plan kitchen, which the purchaser will have the opportunity to design in conjunction with the developer's approved supplier (with a monetary allowance available). The layout includes a matching island, integrated appliances, walk-in pantry, and a utility room – with direct access to the garden via premium aluminium sliding doors.

One of the standout spaces is the spacious home office (7.0m x 4.9m) – a flexible room featuring a fully glazed rear aspect and the option for an independent access point, making it ideal for those working from home or running a business.

The ground floor also includes a family room/snug, WC, and extensive glazing to make the most of the natural light and hillside views.

Upstairs, a galleried landing leads to four double bedrooms. The principal bedroom includes a dressing room and a luxury en-suite, while the remaining bedrooms are served by a well-appointed family bathroom – with both bathroom and en-suite available for buyer input and finish selection, again via an approved supplier.

Outside, the property enjoys a generous garden built into the hillside, creating a private, elevated outdoor space. A large courtyard and private driveway provide ample off-street parking.

This is a fantastic opportunity to secure a bespoke home with input into the final specification – all set in a rare non-estate village location within the Lincolnshire Wolds.

Asking Price £795,000

PLOT 1 - HOME FARM



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THE LUXURY SPECIFICATION

Heating

- Underfloor heating to the ground floor

Kitchen & Bathrooms

- Monetary allowance available for purchaser to design own kitchen and bathrooms in conjunction with approved supplier

Joinery

- Pre-finished Oak 4 panel Regency doors
- Timber skirting boards with matching architraves
- Built-in wardrobes

Flooring

- Mixture of LVT, Tiles and carpet, dependant upon purchaser requirements

Windows & Doors

- UPVc sliding sash windows
- Aluminium sliding doors
- Composite front and rear doors

Electrics & Technology

- Downlighters to all rooms
- Built-in Cat 6 data cabling throughout house
- Integrated alarm system
- Selected USB sockets

Landscaping

- Rear of property terraced and with mixture of raised beds, gravelled and grassed areas
- Flagstone seating area at uppermost point
- Indian stone patio adjacent to property
- Block kerb edged gravel driveway

Heating System

- Options available - To be confirmed with buyer

Available Services

- Mains electric
- Water
- Drainage

EPC Rating

- TBC

Council Tax Band

- TBC

Local Authority

- West Lindsey District Council

Choice of upgrades available to buyers, subject to build stage.

Customer has the option of working with our recommended interior designer to plan / create living spaces to suit their personal requirements.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Gilson Gray who will be able to provide information

to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct

then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct

Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer

Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.

2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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