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Polhill Mill Polhill Lane, Harrietsham, Kent. ME17 1LG.

£850,000 Freehold

Property Summary

"It's so rare to have a river run through the grounds of any home, it makes visiting Polhill Mill that much more special". - Matthew Gilbert, Branch Manager.

Proud to present to the market this Grade II listed cottage that is believed to date back to the 17th century. Located in a tucked away position on the edge of Harrietsham village, this beautiful property is available with vacant possession. The overall plot measures approximately 1.25 acres and has the incredible unique feature of the River Len running through its grounds.

This heavily beamed house consists of an entrance hall, two kitchens, utility room, dining room, WC separate shower room and large lounge. There are two staircases that lead to seven well proportioned bedrooms and a family bathroom. The main bedroom also offers an ensuite.

Externally there is a self contained studio annexe which is located above the double carport and double garage.

Some updating and care will be a must for the purchaser of Polhill Mill but this home has the possibility of being quite magnificent, so please book a viewing without delay.

Features

- Detached Grade II Listed Cottage
- Seven Bedrooms
- Secluded Location
- Character Feature
- EPC Rating: E
- Annexe Above Double Garage
- 1.25 Acres Plot
- No Forward Chain
- Ensuite To Master Bedroom
- Council Tax Band G

Ground Floor

Front Door To

Hall

Exposed beams. Wall lights. Radiator.

Main Kitchen

Two windows to front. Window to side. Wall and base units. Gas Aga. Sink. Integrated oven with electric hob. Space for dishwasher. Storage cupboard. Door to rear access.

Utility Room

Wall mounted gas boiler. Consumer unit.

Dining Room

Window to front. Window to side. Exposed beams. Radiator. Large feature open fireplace. Storage cupboard.

Reception Room

Stairs to first floor. Window to both sides. Exposed beams. Exposed brick work and stone. Wall lights. Large fireplace with log burner. Radiators.

Study Area

Window to side. Exposed beams Built in shelving.

WC

Window to rear. Low level WC, wash hand basin. Radiator.

Shower Room/WC

Obscured window to side. Radiator. Suite comprising of high level WC, wash hand basin and walk in double shower cubicle.

Rear Lobby

Door to rear access. Exposed beams.

Second Kitchen

Window to both sides and rear. Two radiators. Stairs to first floor. Range of base and wall units. Sink and drainer. Built in oven. Exposed beams, Wall lights.

First Floor

Landing

Stairs to second floor. Exposed beams.

Bedroom Four

Window to side. Exposed beams. Wall lights. Radiator.

Bedroom Six

Window to side. Radiator. Exposed beams. TV point.

Second Floor

Bedroom Seven

Window to side. Radiator. Exposed beams. Exposed brick work.

First Floor

Second Staircase To

First Floor Landing

Window to front. Wall lights. Exposed beams.

Bedroom One

Window to front and side. Radiator. Feature fireplace. Built in wardrobes and dressing table.

Ensuite

Window to rear. Fully tiled walls. Cupboard housing water tank. Suite comprising of low level WC, wash hand basin , bidet and 'P' shaped bath with shower attachment and glass screen. Chrome heated towel rail.

Bedroom Two

Window to front and side. Radiator. Wall lights. Exposed beams, Open feature fireplace.

Bedroom Three

Window to side. Exposed beams. Wall lights. Fireplace.

Walk In Wardrobe

Window to side. Exposed beams. Hanging rail.

Bedroom Five

Window to side. Exposed beams. Wall lights.

Exterior

Parking

There is an extensive shingled driveway for many vehicles.

Carport & Double Garage

External

Outside the main building of the house and the annexe the overall plot measures approximately 1.25 acres with a mix of formal gardens, patio area, woodland, ponds and the River Len which passes through the land.

Annexe

Front door with staircase to

First Floor

Open Plan Living Area/Bedroom Area

17' 10" x 12' 8" (5.43m x 3.86m) Two Velux windows to front. Velux window to rear. TV point. Wall mounted electric heater. Two eaves storage areas.

Kitchen Area

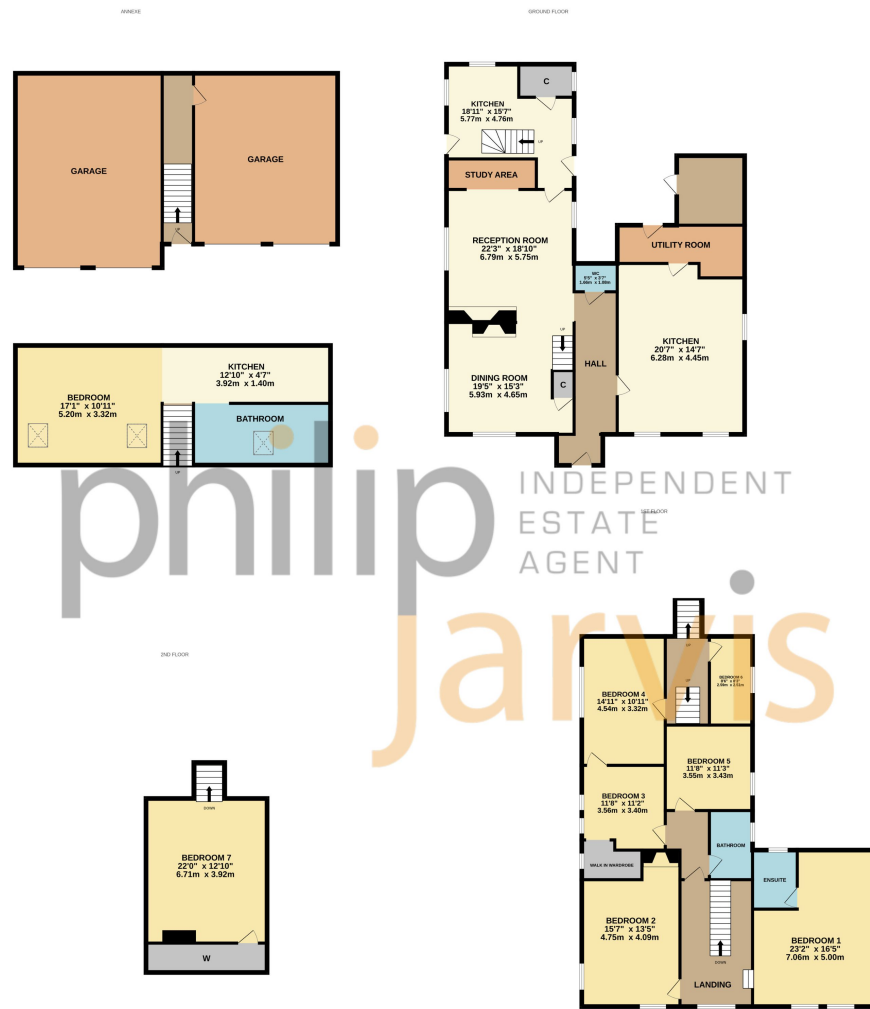
12' 10" x 4' 9" (3.91m x 1.46m) Base units. Stainless steel sink and drainer. Storage cupboards. Built in fridge and separate freezer. Space for washing machine. Electric hob. Localised tiling.

Dressing Room

7' x 6' 9" (2.13m x 2.06m) Double glazed Velux window to front. Door to

Bathroom

Suite comprising of low level WC, wash hand basin and panelled bath.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|---|----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | |
| (81-91) | B | |
| (69-80) | C | 73 |
| (55-68) | D | |
| (39-54) | E | 49 |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only, it is not to scale and its accuracy cannot be confirmed.

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