



philip
INDEPENDENT
ESTATE
AGENT
Jarvis



Park Farm House Lenham Road, Headcorn, Kent. TN27 9LJ.

Guide Price £1,100,000 Freehold

Property Summary

"This home offers some of the best views I have seen in my career". - Matthew Gilbert, Branch Manager.

****FOUR BEDROOM DETACHED HOUSE AND A SEPARATE BARN WITH PERMITTED DEVELOPMENT TO CHANGE TO A THREE BEDROOM DWELLING****

Presenting to the market this lovely character four bedroom detached home in a truly idyllic rural setting found along a gated private driveway between the villages of Grafty Green and Headcorn.

There really is a lot to admire here with approximately six acres of land as well as future development potential with the outbuildings and Nissen hut found on the grounds. There are also formal gardens to the front and side with pond.

To the ground floor there is a large entrance hall, kitchen/breakfast room utility room, WC, dining room and lounge. To the first floor there is a master bedroom with shower cubicle, bedroom two and three are both large double rooms and share an ensuite shower, a further bedroom separate bathroom. The property itself also benefits from character features through with exposed beams and fireplace.

Added to all of this there is permitted development to convert an existing separate barn into a three bedroom dwelling This can be viewed on the planning portal using planning number of 24/503766/PNQCLA.

Headcorn village is located nearby which offers a wide range of amenities and shopping outlets including newsagents, bakers and florist. There is also a mainline station to London Bridge and motorway access nearby via Junction 8 of the M20. For a wider range of shopping the Towns of Ashford and Maidstone are within easy distance.

Please book a viewing without delay to avoid disappointment.

Features

- Guide Price of £1,100,000-£1,200,000
- Set In Approximately Six Acres Of Land
- Stunning Rural Location
- Separate Barn For Conversion - Permitted
- No Forward Chain
- EPC Rating: E
- Beautiful Four Bedroom Detached Farmhouse
- Character Features Throughout
- Jack & Jill Ensuite
- Detached Nissan Hut With Potential
- Council Tax Band F

Ground Floor

Front Door To

Main Hall

Window to front. Radiator. Wall lights. Stairs to first floor landing with cupboard underneath.

Sitting Room

16' 9" x 14' 4" (5.098m x 4.379m) Window to front. Radiator. Built in storage and shelving unit. TV point. Feature fireplace with surround and wood burner to remain.

Dining Room

16' 11" x 14' 6" (5.153m x 4.426m) Window to front. Picture rail. Radiator. TV point. Wall lights. Brick feature fireplace with wood burner to remain.

Rear Hall

Exposed beams. Door to side access. Window to side. Wall mounted consumer unit. Radiator.

Utility Room

Double glazed window to rear. Radiator. Base units with sink and drainer. Space for white goods. Exposed beams.

Cloakroom

Obscured window to rear. Radiator. Low level WC and wash hand basin. Radiator. Exposed beams.

Kitchen

16' 3" x 13' 10" (4.949m x 4.206m) Double glazed window to rear. Double glazed window to side. Door to rear access. Exposed beams. Floor standing oil boiler. Wall and base units. Sink. Radiator. Exposed beams. Brick fireplace with Aga to remain.

First Floor

Landing

Hatch to loft access. Step down to rear landing area. Exposed beams.

Bedroom One

17' 4" x 15' 11" (5.290m x 4.859m) Double glazed window to side. Radiator. Brick feature fireplace. Exposed beams. Shower cubicle.

Bedroom Two

17' 1" x 13' 9" (5.212m x 4.1994m) Window to front. Radiator. Built in wardrobes. Access to joint ensuite.

Bedroom Three

17' 2" x 13' 8" (5.220m x 4.166m) Window to front. Radiator. Built in wardrobes. Access to

Jack & Jill Ensuite

Window to front. Fully tiled walls. Radiator. Suite comprising of low level WC, wash hand basin and stand alone large shower cubicle.

Bedroom Four

13' 11" x 11' 6" (4.241m x 3.513m) Double glazed window to side. Radiator. Exposed beams. Feature brick fireplace. Wardrobe. Cupboard housing water tank.

Bathroom

Double glazed window to side. Radiator. Suite comprising of low level WC, wash hand basin and claw foot bath with shower attachment and shower cubicle. Exposed beams.

Exterior

Front

Main communal electric gated entrance onto the estate with long driveway leading to separate private shingled driveway with five bar gated entrance, Sweeping driveway with parking for several vehicles. Lawned area and open paddock. Pond. Shrubs and trees to borders. Paved pathway leading to front door and side door access.

Outbuilding

Timber clad extensive outbuilding serviced with power and water supply; with granted permitted development to change to a 3 bedroom dwelling.

Parking

Shingled parking area for many vehicles. Paved pathway to side garden and main house.

Side and Rear Garden

Lawned area. Shrubs and trees to borders. Seasonal natural pond. Oil tank. Concrete area to rear. Leading to a derelict part deconstructed Nissen Hut.

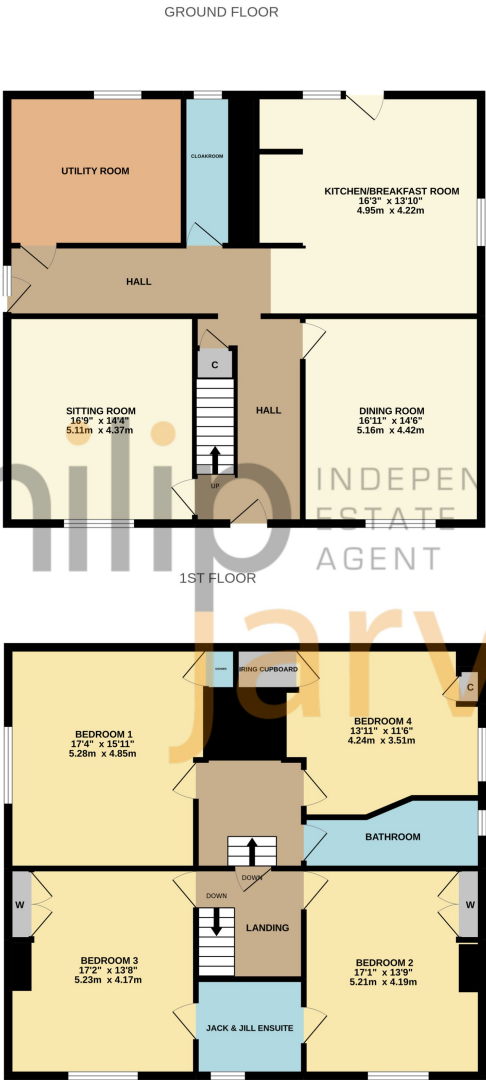
Rear Paddock

Large fallow rear Paddock. Pond to one side with trees around.

Agents Note

There is a public footpath which runs to the left hand side of the house along the side boundary.





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.
Made with Metropix ©2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(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 contact, 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.

naea
propertymark

arlar
propertymark

