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INDEPENDENT
ESTATE
AGENT



The Mallard, Knowle Game Farm Knowle Hill, Ulcombe, Maidstone, Kent. ME17 1ES.

£2,400 pcm

Property Summary

‘The views from this characterful barn are beautiful. A truly rural retreat’ – Sally Pascoe, Lettings Executive.

This beautifully converted barn features exposed beams and brickwork throughout, a perfect mix of character and contemporary comfort. The property is truly worth viewing to appreciate the incredible, far-reaching views. You enter into a spacious hallway that leads through to the kitchen, where a classic butler sink overlooks the grounds to the front.

Downstairs also benefits from a generous open-plan living and dining area, complete with a log burner and triple aspect windows that frame stunning views across the Weald. Underfloor heating runs throughout the ground floor. Bedrooms three and four are also located downstairs, bedroom three of which enjoys patio doors opening onto a decking area. The ground floor is completed by a bathroom with a claw foot bath and walk-in shower, as well as a practical utility room with side access.

Upstairs, the impressive principal bedroom boasts floor-to-ceiling windows, once again taking full advantage of the beautiful surrounding views. There is a useful dressing area and an en-suite bathroom featuring a panelled bath with shower attachment. The second bedroom is also located on this floor and offers high ceilings along with a convenient storage area.

To the rear, the property enjoys a large garden laid mainly to lawn, with an additional patio area and decking, ideal for outdoor dining and entertaining. Gardening is included within the rental figure. To the front, there is a substantial shingle driveway providing parking for multiple vehicles.

Features

- Rural Location
- Gardening Included In The Rental Figure
- Four Bedrooms
- EPC Rating : TBC
- Character Features
- Plenty Of Parking
- Detached
- Council Tax Band TBC



Ground Floor

Hallway

Double glazed window to front. Front door. Tiled floor with underfloor heating. Inset down lighting. Stairs to first floor.

Kitchen

15'4" x 13'3" (4.72m x 4.08m). Double glazed window to front and side. Range of wooden base and wall units. Integrated dishwasher. Cooker. Butler sink. Tiled floor with underfloor heating. Inset down lighting. Space for fridge freezer.

Utility Area

6'6" x 9'1" (2.04m X 2.78m). Double glazed window to side. Door to side access. Range of base and wall units. Space for washing machine and dryer. Oil boiler. Tiled floor with underfloor heating. Electrical cupboard.

Living/Dining Area

15'1" x 22'5" (4.63m x 6.87m). Double glazed window to front, rear and side. Log burner. Exposed beams and brickwork. Wooden flooring with underfloor heating.

Lobby Leading To

Bedroom Three

11'2" plus door well x 12'6" (3.43m x3.87m). Double glazed window to side. Double glazed patio door to rear leading to decking area. Exposed beams and brick work. Fitted carpet.

Bedroom Four

9'3" x 9'2" (2.87m x 2.81m). Double glazed window to side. Exposed beams and brick work. Fitted carpet.

Bathroom

Double glazed frosted window to side. Claw foot bath. High level WC. Pedestal hand basin. Walk in shower. Tiled floor. Extractor.

First Floor

Landing

Wooden floor. Access to

Bedroom One

19'8" x 10'4" (6.05m x 3.17m). Double glazed window to rear. Exposed beams. Fitted carpet. Door to

Dressing Area

Eaves storage. Downlighting.

Ensuite

Velux window. Suite of low level WC, panelled bath with shower attachment and pedestal hand basin. Tiled floor. Heated towel rail.

Bedroom Two

10'0" x 15'8" (3.07m x 4.82m). Velux window. Exposed beams. Storage cupboard. Radiator.

Exterior

Front

Shingle driveway for several vehicles. Single car barn.

Rear Garden

Laid to lawn. Patio area. Decking area.

Agents Note

1. There are to be no birds kept at the property.
2. The property is on the grounds of a working farm.
3. The car barn can be used for parking only (not storage) at your own risk.
4. The gardening is included in the rental figure.
5. The landlord is replacing the existing cooker with an electrical oven.
6. Oil central heating.



Tenancy Information
What Fees We Can Ask You To Pay

BEFORE YOU MOVE IN:

- Holding Deposit of £150.00 (which must not equate to more than one weeks' rent) This is to reserve the property. Please note, this will be withheld if any relevant person (including any guarantors) withdraw from the Tenancy, fail a right to rent check, provide materially significant false or misleading information or fail to sign their tenancy agreement (and/or deed of guarantee) within fifteen calendar days (or other deadline for agreement as mutually agreed in writing).

- Security Deposit of five weeks' rent. This covers damages or defaults on the part of the Tenant during the Tenancy.

DURING YOUR TENANCY:

- Unpaid rent: Interest at 3% above the Bank of England Base Rate from rent due date until paid in order to pursue non payment of rent. Please note: This will not be levied until the rent is more than fourteen days in arrears.

- Lost keys or other security devices: Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the Tenant. If extra costs are incurred there will be a charge of £15.00 per hour (inc.VAT) for the time taken replacing lost key(s) or other security device(s).

- Variation of contract (Tenant's request): £50.00 (inc.VAT) per agreed variation. To cover the costs associated with taking Landlord's instructions as well as the preparation and execution of new legal documents.

- Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution of new legal documents.

- Early termination (Tenant's request): Should the Tenant wish to leave their contract early, they shall be liable to the Landlord's costs in re-letting the Property as well as all rent due under the Tenancy until the start date of the replacement Tenancy. These costs will be no more than the maximum amount of rent outstanding on the Tenancy.

FURTHER INFORMATION:

- Philip Jarvis Estate Agent Ltd is a member of The Property Ombudsman Redress Scheme. www.tpos.co.uk

- Philip Jarvis Estate Agent Ltd is part of the PropertyMark Client Money Protection Scheme. Scheme reference: C0014138.

Viewing Strictly By Appointment With



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.

