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ESTATE AGENT
Jarvis



Stream Barn, Foley Farm, Lower Street, Leeds, Maidstone, Kent. ME17 1RR.

Guide Price £875,000 Freehold

Property Summary

"In my opinion this home offers a wonderful combination of a stylish Kentish style barn found in a truly private and secluded setting". - Philip Jarvis, Director.

Stream Barn was built approximately thirty five years ago and the current owners who have lived here for over twenty years have developed the barn and gardens creating a most comfortable home.

Stream Barn is the last property found along a lane off Lower Street in Leeds. Sitting on a plot of approximately a third of an acre, the barn is found in a tucked away position surrounded by landscaped gardens.

Downstairs the accommodation is arranged with a triple aspect sitting room with wood burning stove. There is also a large kitchen/dining room with bifold doors onto the garden. There is also a useful cloakroom.

There are floor to ceiling windows in the hall leading up to the landing.

The master bedroom also boasts floor to ceiling windows overlooking the garden, as well as a vaulted ceiling and ensuite shower room. There are three further bedrooms and a modern bathroom.

There is a brick block driveway leading to an open ended garage and workshop. The gardens enjoy a sunny aspect and have been lovingly cared for by the owners creating a landscaped garden. A feature is the meandering stream that runs through the garden. Open countryside and the Leeds Castle Estate are behind the property.

Leeds is a popular village found South of Maidstone. The village has a primary school, church and popular local pub. Ledian Garden Retirement Village is nearby offering a restaurant and spa. There are railway stations in the nearby villages of Hollingbourne and Headcorn with direct access to London. The M20 motorway is only a short drive away. The county town of Maidstone is approximately five miles away.

An internal viewing is a must to fully appreciate everything Stream Barn has to offer.



Features

- Four Bedroom Detached Barn
- Large Kitchen/Dining Room
- Ensuite To Master Bedroom
- Approximately Third of An Acre
- Open Ended Garage & Workshop
- EPC Rating: E
- Triple Aspect Sitting Room With Log/Multi Fuel Burning Stove
- Floor To Ceiling Windows To Hall & Landing
- Secluded Tucked Away Position
- Landscaped Gardens With Stream
- Popular Leeds Village Location
- Council Tax Band F

Ground Floor

Entrance Door To

Lobby

Double glazed window to front. Electric radiator. Exposed brickwork. Oak flooring. Cupboard housing plumbing for washing machine and shelving. Storage cupboard with fuse board.

Cloakroom

Double glazed frosted window to side. Concealed low level WC. Wall hung hand basin. Underfloor electric heating. Tiled floor.

Hall

Feature double glazed floor to ceiling windows to one side. Stairs to first floor with understairs space. Electric radiator. Oak flooring. Exposed brickwork. Spotlights.

Sitting Room

17' 4" x 12' 3" narrowing to 11' 5" (5.28m x 3.73m) Double glazed window to front and rear. Two double glazed window to side. Wood burning stove with brick hearth. Electric radiator. Exposed brickwork.

Kitchen/Dining Room

25' 5" x 10' 4" (7.75m x 3.15m) Two double glazed windows to rear. Double glazed bifold doors to patio area. Double glazed window to side. Range of quality oak base and wall units. Butler style sink. Granite worktops. Bosch double oven. Bosch electric ceramic hob with extractor over. Integrated Bosch dishwasher. Integrated Bosch fridge. Electric radiator. Exposed brickwork. Oak flooring. Spotlights.

First Floor

Galleried Landing

Double glazed full length window to the front of the barn. Vaulted ceiling. Airing cupboard.

Bedroom One

13' 4" x 10' 4" (4.06m x 3.15m) Double glazed full length window to one wall overlooking the garden and countryside. Vaulted ceiling. Electric radiator. Door to

Ensuite Shower Room

Double glazed window to rear. White suite of low level WC. Wall hung hand basin. Fully tiled corner shower unit. Fully tiled to two walls. Part tiled to further walls. Electric radiator. Extractor. Amtico flooring.

Bedroom Two

11' 8" x 9' 6" (3.56m x 2.90m) Double glazed window to side and rear. Electric radiator. Vaulted ceiling.

Bedroom Three

8' 8" x 7' 8" (2.64m x 2.34m) Double glazed window to front and side. Electric radiator. Vaulted ceiling.

Bedroom Four

8' 2" x 8' 0" (2.49m x 2.44m) Double glazed window to front and side. Electric radiator. Vaulted ceiling.

Bathroom

Double glazed frosted window to side and double glazed window to rear. White suite of low level WC and wall hung vanity hand basin. Panelled bath. White towel rail. Karndean flooring.

Exterior

Front Garden

Post and rail fencing to front with gravelled area. Mix of shrubs to front garden.

Rear Garden

Extensive lawned area. Patio area to the rear of the barn. Well balanced mix of mature trees, shrubs and flower borders. A particular feature of the property is the meandering stream with a bridge that runs through the garden. The stream banks have been built up with a ragstone walling. The bridge leads around to the side garden that is also laid to lawn. There is a further lawned area behind the garaging with access to the top of the garden providing a fine view over the barn and the neighbouring countryside. To one side of the property are two sheds and log store. There is also outside security lighting and an outside tap.

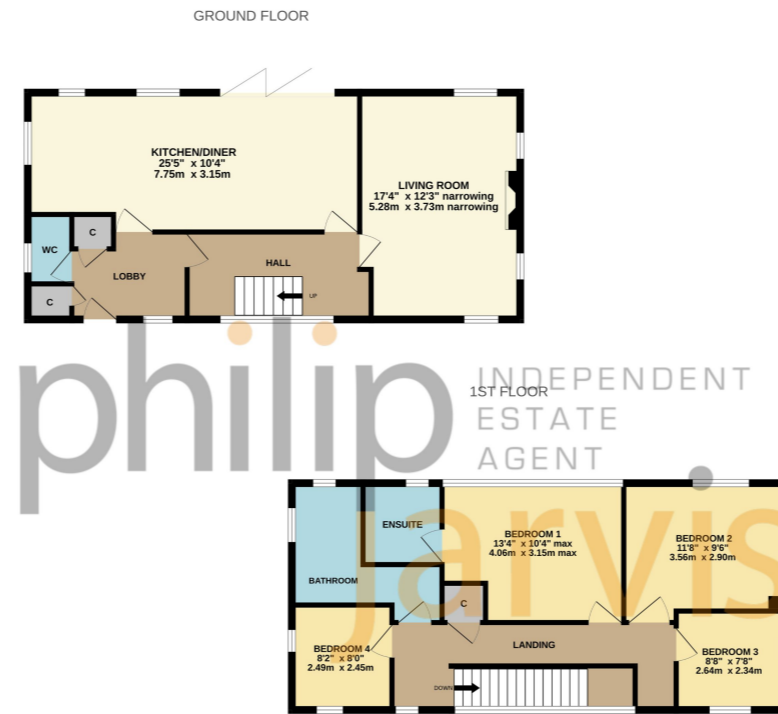
Garage/Workshop

To one side of the property is a large open ended garage and workshop. The open garage measures approximately 19' 0" x 12' 0" and the workshop with two doors to the front measuring 19' 0" x 10' 9" with power, lighting and a water supply.

To the front of the garage is an extensive brick block driveway area accessed via a five bar gate.

Agents Note

1. The current owners currently rent an area of grass opposite the property under a garden licence for £100 per annum. This provides a useful parking area in the summer and further green space.
2. The owners of Stream Barn have a right of way over the lane that runs from Lower Street to the five bar gate by Foley Farm Barn. Beyond this gate, the track is equally owned by Stream Barn and Foley Farm Barn. There have been no maintenance issues during the current owners tenure and the track is made from concrete.
3. A local farmer has a right of way over the lane to access the neighbouring fields.
4. There is a pedestrian public right of way to walk along part of this concrete track.



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		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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.

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