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Freehold
Guide Price

£375,000 to
£400,000

Church Hill
Kingsnorth
TN23 3EF



- Available To View Now
- Character Cottage
- Close To Local
- Close To Public
- Desirable Village
- Downstairs Wet Room
- Easy Access To Local
- Enclosed Rear Garden
- Grade 2 Listed
- Original Features

2x  1x  1x  56.70 SQM x 



+++ GUIDE PRICE £375,000 TO £400,000 +++

Evolution are so proud to be able to present "Mouse Hall" to the market. This is the first time in over 50 years that this property has been available and it carries with it a wealth of features and charm. The property is ideally situated for all of the local amenities including Kingsnorth Parish Church, Kingsnorth Primary School with village hall, local playing fields as well as offering easy access to local shops and bus routes.

This weather boarded cottage is designated with a Grade 2 listing and has been well looked after for many years. The owner has advised that there is a carving showing the year 1411 and local residents have commented to them that it will be over 500 years old so this really is an amazing piece of local history.

You will discover low ceilings, original beams throughout, gorgeous tiled floors in the entrance hall and wet room and uneven walls really adding to the charm of this property. The front door leads to the entrance hall with stairs to the first floor and under stairs storage area and there is a door leading to the main reception space. The main room was extended many years ago and is in keeping with the character. You will discover exposed beams, wood burning stove and the side extension is currently used as a study area. At the rear of the ground floor is the kitchen which has fitted units and built in hob and oven as well as space for a dining table and rear access via the stable door. At the far end of the kitchen is the pantry cupboard and door leading to the walk in wet room which is tiled and has a WC, wash hand basin and wall mounted shower.

The first floor landing has exposed floorboards, window to the side and doors leading to both bedrooms. Bedroom 1 is a good size double and has a feature recess as well as door to the storage cupboard housing the hot water tank. Bedroom 2 has exposed beams and provides more than enough space for a single bed and furnishings.

At the front of the property is an enclosed garden with an extensive range of flower and shrub borders and is mainly wall enclosed which also sets the property back from the road and the rear garden is

