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Holly Cottage Silver Street, Bredgar, Sittingbourne, ME9 8ES
Offers in the Region Of £650,000

**Holly Cottage
Silver Street
Bredgar
Sittingbourne
ME9 8ES**

Exquisite 15th Century Home



Description

Wonderful opportunity to purchase this exquisite 15th Century home, Grade II listed.

The property has been lovingly restored by the present owners who have embraced their responsibility as a custodian Holly Cottage creating the beautiful family home we see today.

Over the last nine years the refurbishment conducted has been extensive and thorough where the incumbent purchaser will enjoy the standard of workmanship undertaken. An example of which are the windows which have all been replaced in keeping with the strict Grade II listing designation, oak frame, double glazed and hand painted prior to fitting.

Sumptuously fitted bathroom and kitchen with oak beams in perfusion and lovely fireplaces featuring magnificent inglenook with bread oven.

At the front of the property there is ample parking and a secluded walled garden, landscaped to create outside dining areas.

Beyond the garden is two acres that is rented from the village on an annual basis. Holly Cottage is attached to a late 18th Century Wesley chapel now converted.

Holly Cottage is of brick and flint construction beneath a Kent peg tiled roof featuring four half hipped dormers.

Location

One of the joys of living at Holly Cottage is Bredgar Village, located four miles south east of Sittingbourne on the road between Tunstal and Hollingbourne. With a Grade I listed church, duck pond, local pub/restaurant, shop, post office and Church of England infant and junior school.

Surrounded by open countryside in an area of outstanding natural beauty.

There is easy access onto the A2 and M20 via the A249. There property perfectly combines the benefit of village life with excellent transport links.

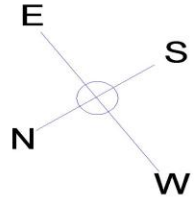
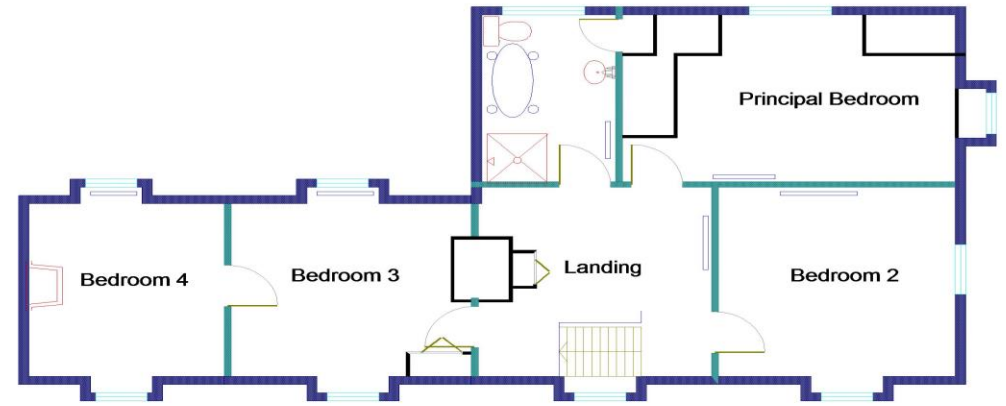
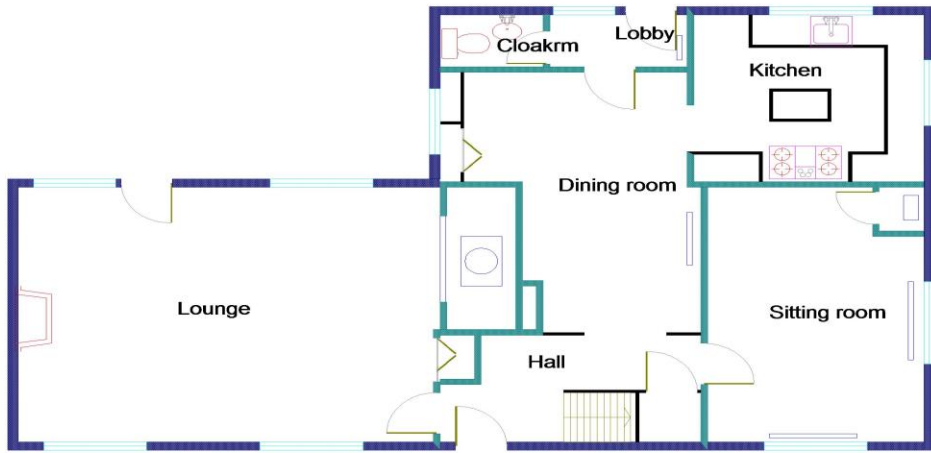
Council Tax Band

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VIEWINGS STRICTLY BY APPOINTMENT

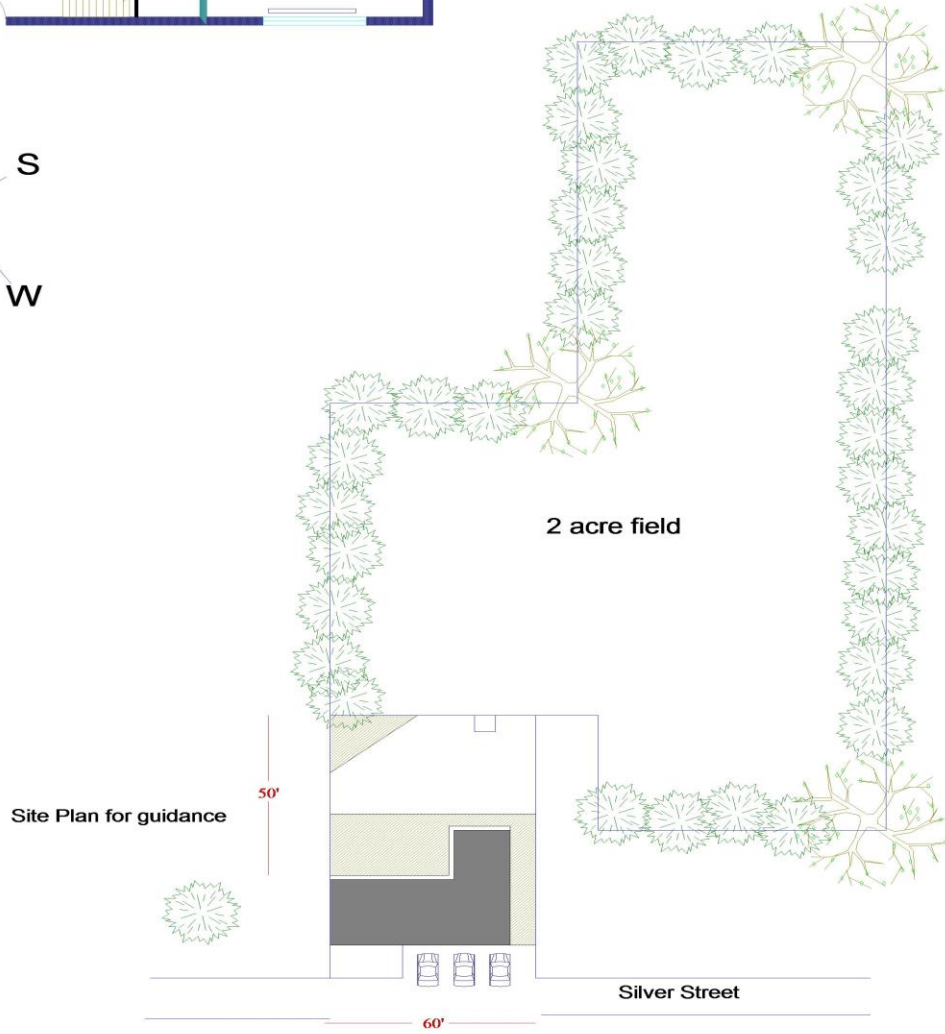


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	52
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor area 1864 sq' approximately.

N.b:Not to scale, for guidance only.



ON THE GROUND FLOOR

ENTRANCE HALL

Solid oak entrance door with blackened furniture and leaded light panel.

ENTRANCE HALL

Amtico flooring. Exposed natural brick and flint. Heavily beamed wall and ceilings. Staircase to first floor with timber balustrade. Understairs storage cupboard with electric meters and modern consumer unit in oak cabinet. Wall light.

LOUNGE 20' 6" x 15' 5" (6.24m x 4.70m)

Stunning inglenook fireplace with original bread oven and heavy bresumer beam. Fitted Jotul wood burning stove, brick hearth. Double aspect windows featuring two windows to rear, south eastern aspect with casement door to garden. Beamed ceiling. Natural brick fireplace recess with bresumer beam and brick hearth. Curved bracing timber. Built-in cupboard with shelving. Two double radiators.

DINING ROOM 16' 10" x 12' 4" (Max) (5.13m x 3.76m)

Amtico flooring. Exposed beams. Radiator. Exposed brickwork and flint. Arched display niches. Low level wooden storage cupboard. Window overlooking patio. Two wall light points with matching centre light.

REAR LOBBY

Slate floor. Wall light point. Half glazed door and window overlooking rear garden affording a south eastern aspect. Radiator.

CLOAKROOM

Slate floor. Fully tiled walls. Decorative Travertine border. Low level W.C. White wash hand basin with chromium mixer. Storage cupboard. Wall light point. Window to rear.

BEAUTIFUL FARMHOUSE KITCHEN

With slate tile floor. Hand painted panelled doors and drawer fronts with scutcheon fittings and soft close doors. Rich granite worktops and matching upstand and sills. Butcher block island unit with popup power unit and integrated wine cooler. Storage cupboards incorporating waste bins. Deep pan drawers. Spice drawers. Carousel corner unit. Rangemaster five burner range cooker with twin oven and grill. Matching Rangemaster extractor hood. Natural stone splashbacks. Space for fridge/freezer. Deep glazed Belfast sink with chromium mixer. Integrated washing machine. Dishwasher and tumble dryer. Double aspect windows, south eastern and southern aspect. Beamed ceiling. Recessed low voltage lighting.

SITTING ROOM 14' 7" x 11' 1" (4.44m x 3.38m)

Amtico flooring. Exposed beam. Double aspect windows, south and north western outlooks. Double radiator. Recessed low voltage lighting. Built-in cupboard housing Worcester wall mounted gas fired boiler supplying central heating and domestic hot water throughout.

ON THE FIRST FLOOR

SPACIOUS LANDING

Approached by a twisted staircase with carpeted stair rods. Timber balustrade. Exposed beams. Window to front. Timber panelling to dado height. Delightfully corbelled chimney breast with oak

bresumer beam. Fireplace recess with built-in storage cupboard. Two eaves storage cupboards. Two wall light points. Access to roof space.

PRINCIPAL BEDROOM 16' 10" x 10' 8" (5.13m x 3.25m)

Featuring an extensive range of bespoke built-in bedroom furniture comprising:- Two double and one single wardrobe with matching dressing table and drawers either side, crystal effect fittings. Matching bedside tables. Window seat with drawers beneath. Double radiator. Double aspect windows, south eastern and south western outlooks.

BEDROOM 2 12' 5" x 11' 10" (3.78m x 3.60m)

Double aspect windows to front and side, south western aspect. Double radiator.

BEDROOM 3 12' 9" x 12' 4" (3.88m x 3.76m)

Double aspect dormer windows, front and rear. Recessed lighting. Chimney breast with exposed brickwork, partly corbelled emanating from the inglenook. Door to:

BEDROOM 4 11' 5" x 9' 7" (3.48m x 2.92m)

Double aspect windows. Dormers front and rear. Exposed brickwork to chimney and exposed Beams. Vinyl flooring.

BATHROOM

Beautifully fitted white traditional suite with chromium plated fittings comprising: Roll top bath with chromium ball and claw feet. Mixer tap and hand shower. Pedestal wash hand basin. Low level W.C. Corner shower cabinet with mosaic tiled splashback, mixer tap and rainforest shower head, sliding glass doors. Recessed and back lit display niches. Ceramic tiled floor. Fully tiled walls with decorative Travertine border tile. Chromium plated heated towel rail. Window overlooking rear garden. Built-in storage cupboard. Exposed beam.

OUTSIDE

The property enjoys a 60 ft road frontage with gravel driveway providing parking for three to four vehicles. Brick boundary wall. Lawned area with holly tree and shrubs. Side pedestrian access. Two outside lanterns.

GARDEN

The rear garden measures 66' x 60'. Walled boundaries with buttresses. Paved patio area adjacent to house. Climbing Wisteria. Lawned area arranged on two levels with deep herbaceous beds. Further raised decked outside dining area with timber balustrade. Log store. Flagstone path. Detached brick shepherds cottage, diminutive proportion with internal ladder for first floor storage. Original wood stove. Ideal as a kids play den. To the side of the property is a garden shed and dustbin store. The owners currently rent from the church a two acre field adjacent to the garden, available on a rolling lease which adds a wonderful dimension to this already interesting property.

Directions

From Maidstone leave via the M20 exiting at junction 8 (Leeds Castle) continue heading in an easterly direction onto the A20 (1st exit) At the next roundabout take the first exit signposted Hollingbourne into Eyehorne Street, passing through the village of Hollingbourne proceeding up Hollingbourne Hill, a continuation of which is Bredgar Road, passing Bredgar and Wormshill light railway continuing along into the centre of Bredgar Village. At the war memorial just beyond the duck pond turn left into Gore Road. Silver Street will be found third turning on the left, the property being a short distance along on the left.



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