



Old Farmhouse
Willington Street | Maidstone | Kent | ME15 8EP

FINE & COUNTRY



Seller Insight

“Old Farmhouse, an outstanding Grade II Listed family home that's thought to date back to the 17th Century, enjoys a convenient location not far from the bustling town centre of Maidstone and within a short walk of the lovely Mote Park. "It was without doubt the style and character of the house that attracted my wife and I when we happened upon it almost twenty five years ago," says Ramon. "The beams, the thick wall, the gorgeous inglenook fireplaces all combine to make it a uniquely beautiful home. We feel privileged to own such a property and consider ourselves just two in a long line of custodians, and therefore we've done our best to really look after it over the years that we've been here."

"The house is large but has a comfortable feel throughout and with lots of windows so natural light floods in throughout the day; it's definitely very old, but not in the slightest bit oppressive. The main living space has quite an open-plan feel, which is unusual for a house of this age, and my wife has enjoyed designing the interior, which we've kept updated over the years. The pieces of antique furniture sit alongside more modern pieces, and the house can take both; I'd describe the style as a perfect balance of old and new."

"The large mature garden is another really beautiful feature of the property, bordered by huge conifers, so it's extremely private with ample parking, open lawns and a pretty pond. The swimming pool that is completely fenced off is also safe for children – the grandchildren have loved it over the years!"

"All in all this has been a lovely family home from where our children were married and our five grandchildren have spent much of their childhood. With three floors in which to hide away, the garden and the pool, it's a place to which they have loved returning to frequently"

"My favourite part of the house is probably the master bedroom suite," says Ramon. "I can lie in bed and just stare at those beautiful old beams which in my mind represent the true history of this house."

"I think it's the convenience of the location that we have enjoyed most," says Ramon. "Maidstone offers two train stations, but Bearsted and Headcorn are alternatives, so getting to London or Ashford International is very easy, and we're just seven minutes from the M20. For us it's been ideal."

"I'm reluctant to move, but I have to accept that the time is probably right for us to downsize," says Ramon. "Our children and grandchildren have grown up here enjoying all that the house and garden has to offer, and so we'll take with us some wonderfully happy memories."

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



Step inside

Old Farmhouse

A beautiful example of a Grade II Listed timber-framed house, believed to have 16th Century origins. The property is configured as a five bedroom family home and offers beamed walls and ceilings, inglenook fireplaces and a modern ensuite serving the master bedroom. The property sits within a sizeable plot which boasts fine lawns, ragstone flower beds and a gated swimming pool area. The property further benefits from being served by a generous cellar that provides all important storage or an ideal environment in which to store wine.

The wide ranging amenities of Maidstone and the surrounding villages are just a short drive away. This region benefits from excellent schools, with primary and secondary schools within easy reach. Private schools and a choice of grammar schools can all be found in and around Maidstone. Transport links are also very accessible. The nearest motorway junction is found within a few minutes and rail services to the capital can be accessed at nearby Bearsted or alternatively from Headcorn, Marden or Staplehurst. The ever popular Mote Park is close by and affords an ideal location in which to spend time exploring with the family.

MAIN ENTRANCE Period oak door opening into:

ENTRANCE HALL Beamed walls. Floor hatch revealing steps to basement. Dining room to the right, lounge to the left. Fitted Carpet.

LOUNGE Period Windows to front and side. Inglenook fire place with log burner. Beamed walls and ceilings. Radiators. Fitted carpet.

DINING ROOM Period window to front and side.

Inglenook fireplace with log burner. Beamed walls and ceilings. Radiators. Fitted carpet.

KITCHEN Period window to rear. Glazed door to garden. Butler-style twin sinks with brass mixer taps inset into a granite work surface. Tiled splash-back. Range of hand-built wooden wall, cupboard and draw base units. Integral dishwasher and washing machine. Gas Aga and additional gas hob with electric oven. Walk in larder. Natural slate floor.

STUDY Period window to side. Glazed door onto garden. Window to side. Beamed walls and ceilings. Ragstone feature wall. Radiators. Fitted carpet.

CELLAR Natural stone steps from entrance hall. Ragstone walls and calved inset shelves. Power and light.

STAIRS TO FIRST FLOOR Beamed walls. Fitted carpet.

BEDROOM Period window to rear. Beamed walls. Large walk in wardrobe/additional storage area. Obscured glass room divide. Radiator. Fitted carpet.

LANDING Ornate iron balustrade. Beamed walls and ceilings. Fitted carpet.

MASTER BEDROOM Period windows to front and side. Beamed walls and ceilings. Built in wardrobes. Radiator. Fitted carpet.

EN-SUITE Period window to side. Beamed walls. Drop in bath tub with stainless steel mixer taps over and separate shower attachment. Close coupled W.C. Pedestal wash hand basin with river taps over. Half tiled walls. Radiator/towel rail. Airing cupboard. Tiled Amtico floor.







Step outside

Old Farmhouse

BEDROOM Period windows to front and rear; Beamed walls and ceilings. Walk in wardrobe. Radiators. Fitted carpet.

FAMILY BATHROOM Period window to side. Freestanding roll top bathtub with brass mixer taps over and hand held shower attachment. Tiled shower enclosure with brass controls and shower head. Oval wash hand basin with stainless steel taps over; set within a wooden freestanding vanity cabinet. Half height tiled walls. Radiator: Wood effect Amtico flooring.

STAIRS TO SECOND FLOOR Rope handrail, beamed walls and ceilings. Concealed access hatch to loft space. Radiator: Fitted carpet.

BEDROOM Period window to front. Beamed walls. Radiator: Fitted carpet.

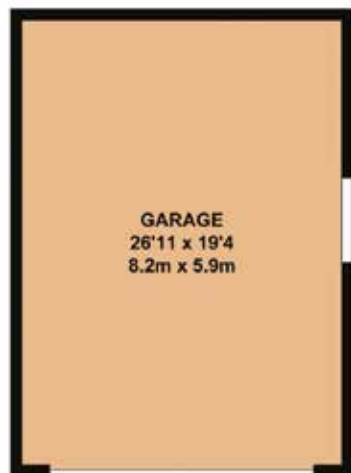
BEDROOM Period window to front. Beamed walls. Storage cupboard housing water tank. Radiator: Fitted carpet.

GARDENS The home is approached on foot via a gated, natural stone pathway that leads to the main front door. A well manicured lawn exhibits a number of specimen trees and is surrounded by lovingly arranged flower beds and a screen of mature conifer trees. The rear and side gardens display the same theme of care and attention with some note worthy additions in the form of a ragstone walled ornamental pond and a gated swimming pool area.

DRIVEWAY AND PARKING To the side of the property electronically operated gates provide access to a tarmac driveway and ample parking for several vehicles.

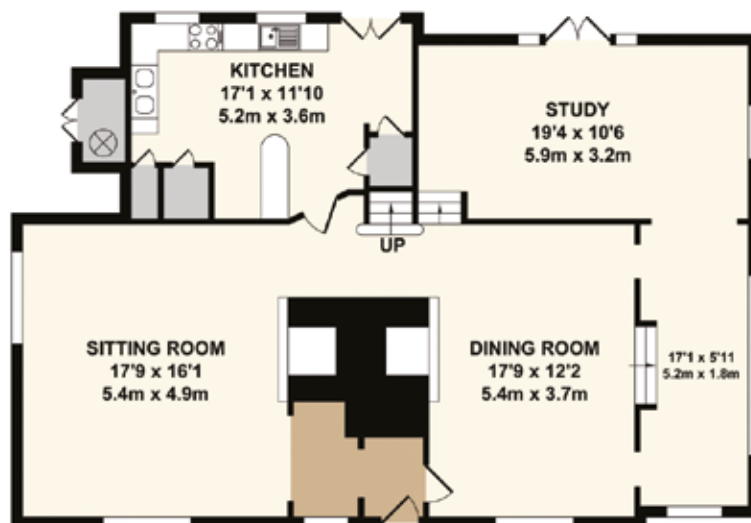
DOUBLE GARAGE Window to side. Electronically operated up and over door: Power and light.



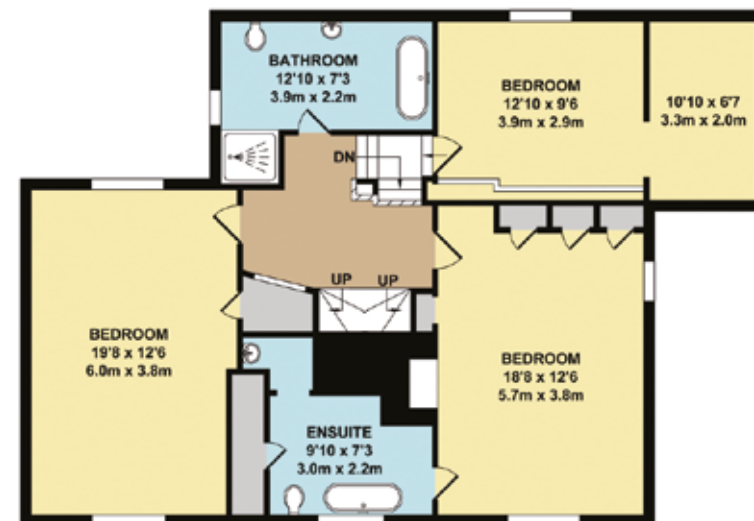


GARAGE
26'11 x 19'4
8.2m x 5.9m

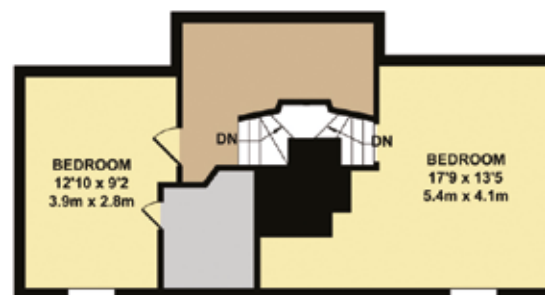
APPROX. FLOOR AREA
521 SQ.FT.
(48.38 SQ.M.)



GROUND FLOOR
APPROX. FLOOR AREA
1217 SQ.FT.
(113.03 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
1065 SQ.FT.
(98.91 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
454 SQ.FT.
(42.15 SQ.M.)

TOTAL APPROX. FLOOR AREA 3256 SQ.FT. (302.47 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Zuma Media ©2017

EPC Exempt

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2016 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent, ME14 1BS. Printed 07.06.2017

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation



Fine & Country
Tel: +44 (0)1732 222272
westmallings@fineandcountry.com
28 High Street, West Malling, Kent ME19 6QR