



Mount Ararat
Cave Hill | Maidstone | Kent | ME15 6DX

FINE & COUNTRY

Seller Insight

“Mount Ararat is a large and very characterful family home, the original part of which is thought to date back to the late 18th Century, but what sets it apart from a great many others is its quite exceptional location. It enjoys a wonderfully elevated position surrounded by and overlooking around thirty-acres of nature reserve, so the views are outstanding and yet everything one could possibly want or need is just a stone's throw away in the bustling town centre of Maidstone. "It was without doubt the peace, tranquillity and beauty of the location that drew us to the house," says the owner. "It sits in this little oasis overlooking nothing but the most glorious natural landscape, and yet we can stroll down the road and buy anything from fresh croissants to a new outfit; it's a real hidden gem."

"The house itself was in quite a sorry state when we purchased it thirty years ago, but over time we've improved it greatly. We added solar panels to make it more energy efficient and replaced a rather miserable sun room with a lovely conservatory, but other than that it's really just been a case of keeping it all very well maintained. It's a large house, so we've never felt the need to extend the property, but it still has so much potential to be enhanced further; and the new owners can come in and really put their stamp on it."

"What really stands out for us is the quality of life that the property brings," continues the owner. "It's approached via a long, steep, narrow driveway, and as you near the house itself an air of tranquillity seems to descend. I am a therapist and my husband is a yoga teacher and we have always felt that both the house and grounds have a real restorative quality. Inside and out it's just a wonderfully calming place to be."

Favourite Room: "We have a very large living room which I suppose could be described as the social centre of the house, but each of the rooms has its own individual character," says the owner. "The diversity of the house as a whole is more striking than any one particular room."

Favourite aspect of the grounds or surrounding area: "From the garden we have direct access onto the nature reserve, part of which is currently being transformed into a beautiful wildflower meadow," says the owner, "so we have the feel of countryside living here and yet the convenience of being so close to a major town centre. It's ideal."

Memorable event (if not another favourite room or unique feature): "A lot of our friends have large modern homes, but so many of them have said that this is the nicest house they've been to," says the owner, "not because of its size or how it looks, but because of the atmosphere."

What they'll miss most / why they are leaving: "It's the unique and very beautiful setting and the ambience of the place that I think we'll miss most when we leave," says the owner. "It's a really lovely place to live that in my mind has so much potential to be enhanced further."

*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

Mount Ararat

Named after "Mount Ararat" where Noah's Ark is said to have landed because of its elevated position this quite distinctive property is located in a conservation area and has stunning views over the Loose Valley. Believed to originally date back to the late 1700's the property has been extended over the years and now has an eye catching ragstone, brick and weatherboard façade.

With six bedrooms, four reception rooms, a kitchen breakfast room and a conservatory and cellar this property offers spacious and flexible living accommodation over split levels and even has the potential for an integrated annex.

Located in an elevated position in the picturesque Loose Valley conservation area Mount Ararat boasts some breathtaking views and is set within approximately two acres of well established grounds perfect for entertaining friends. Whilst the property benefits from this secluded rural position it's location is extremely convenient. Maidstone town centre is only a short distance away and benefits from an extensive range of retail and leisure facilities plus mainline rail stations. Additionally, Maidstone and its surrounding suburbs and villages provide a choice of schools for all ages. Furthermore, there are four Grammar Schools in the area plus private school facilities at Sutton Valence.

The capital is easily accessed via the nearby M20 and notably high speed rail services now operate from Maidstone West station to London St Pancras. As a result journey times on these routes have been slashed to under an hour.

MAIN ENTRANCE Wooden framed glass panelled front door to:

LARGE SPLIT LEVEL ENTRANCE HALL Window to side, brick built feature fireplace with wood burner and beam over; radiator; wood flooring, door to sitting room.

RECEPTION ROOM Sash windows to front with wooden storage seats under; brick built feature fireplace, fitted shelving, radiator; fitted carpet.

CLOAKROOM WC with high level cistern, wood panelled walls, wall mounted wash hand basin.

CELLAR Ideal for storage or potential for wine cellar or pantry.

RECEPTION ROOM Windows to front, feature fireplace with gas fueled wood burner; fitted shelving, radiator; fitted carpet, exposed timbers, step up and door to:

STORAGE ROOM/FORMER KITCHEN Windows to front and side, French door to side, fitted cupboards, plumbing for water & drainage.

CLOAKROOM Reached by stairs from inner hallway. WC, wood panelled walls, wall mounted wash hand basin.

BEDROOM Accessed via stairs. Windows to rear; window to front, radiator; wood panelled walls.

STAIRS TO FIRST FLOOR Wooden balustrade, fitted carpet, cupboards over.

FIRST FLOOR LANDING Window to side, radiator; fitted carpet.

BATHROOM Window to side, wood panelled bath, low level close coupled WC, pedestal wash hand basin, wall mounted heated towel rail, radiator; tile effect flooring.

BEDROOM Windows to front, wrought iron feature fireplace with wood surround, fitted cupboards, radiator; fitted carpet, loft hatch.

BEDROOM Window to front, circular Rose feature window to front, wrought iron feature fireplace, radiator; fitted carpet.

BEDROOM Window to rear; alcove with shelf, fitted wardrobe, radiator; fitted carpet.







UPPER LANDING Accessed via stairs. Window to side, fitted floor to ceiling cupboards, wrought iron feature fireplace with wood surround, radiator, fitted carpet, loft hatch.

MASTER BEDROOM Double glazed windows to front, fitted cupboard, radiator, fitted carpet, steps down to:

ENSUITE BATHROOM Window to front, panel bath, low level close coupled WC, fully tiled double shower unit and sliding screen, vanity unit with inset wash hand basin, half wood panelled walls, laminate flooring.

BEDROOM Double glazed window to front, fitted cupboard, radiator, fitted carpet, loft hatch.

SIDE ENTRANCE PORCH/UTILITY SPACE Accessed via stairs from landing or door to side. Window to side, fitted shelving, tiled floor, exposed timbers and brickwork.

KITCHEN/BREAKFAST ROOM Double glazed windows to front and side, range of fitted base units with granite work tops and inset ceramic Butler style sink, space for cooker and fridge freezer, radiator, tile effect flooring.

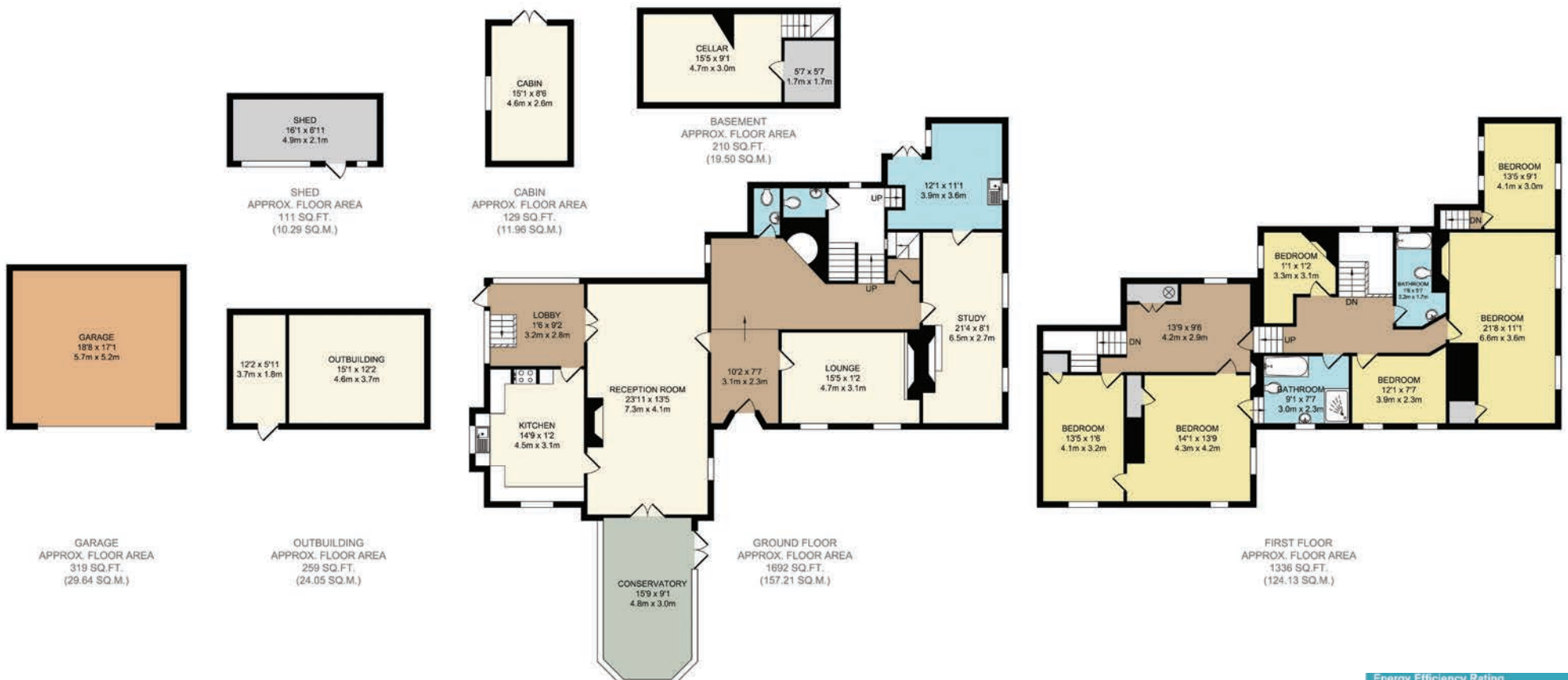
SITTING ROOM Window to front, feature fireplace with wood burner and marble hearth and surround, radiator, oak wood flooring, double wooden doors to:

CONSERVATORY Pitched roof, wood framed conservatory with double doors to garden, under floor heating and stone tiled flooring.

GROUNDS Approximately two acres of secluded wildlife garden mainly laid to lawn with a variety of well established trees, plants and flower beds. The garden which is tiered offers some wonderful views and has a patio area under a Willow Tree perfect for relaxing on a summers evening. There is access from the side of the property a ragstone wall to the rear and a stone lined well with electric water pump (currently not in use).

Accessed via the driveway providing parking for multiple vehicles the outbuildings include a double carport with hard-standing to the rear, a timber built summer house, and two further outbuildings used as a workshop and storage facilities.

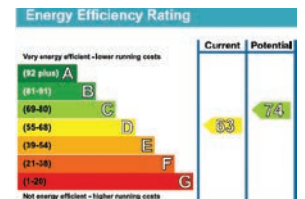




TOTAL APPROX. FLOOR AREA 4056 SQ.FT. (376.8 SQ.M.)

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.

Zome Media ©2017



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



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

