

btf

Land & Property Experts



**BUNKERS HILL FARM
WARREN STREET · LENHAM · MAIDSTONE · KENT ME17 2EE**

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<i>Lenham</i>	-	<i>2 miles</i>
<i>Harrietsham</i>	-	<i>4 miles</i>
<i>Charing</i>	-	<i>4 miles</i>
<i>Ashford</i>	-	<i>10 miles</i>
<i>Maidstone</i>	-	<i>12 miles</i>

An opportunity to purchase an entirely rural yet accessible smallholding in the heart of the Kent Downs Area of Outstanding Natural Beauty with detached farmhouse, outbuildings, significant range of farm buildings (with potential) and paddock land.

- A five bedroom detached farmhouse with landscaped gardens of around 0.75 acres.
- Range of general purpose ancillary buildings and tennis court
- Significant range of agricultural buildings with potential for residential conversion (STPP)
- Agricultural paddock land in three enclosures
- In all approximately 13.27 acres

**FOR SALE BY PRIVATE TREATY AS A WHOLE
GUIDE PRICE - £1,995,000**

VIEWING: - Strictly by appointment via the sole agents:

**BTF Partnership, Canterbury Road, Challock,
Ashford, Kent TN25 4BJ
01233 740077
challock@btfpartnership.co.uk**

LOCATION

Bunkers Hill Farm is situated in the heart of the Kent Downs Area of Outstanding Natural Beauty in an entirely rural yet accessible location. Situated only one mile north of the A20 corridor the villages of Lenham, Harrietsham and Charing are all within a 5 mile radius and all provide mainline rail links to London in just over an hour along with comprehensive facilities and amenities and access to the national motorway network directly off the A20. The larger town of Ashford 10 miles and Maidstone 12 miles away provide a more comprehensive range of facilities, amenities and schooling with Ashford providing rail links to central London in 37 minutes.

Please see the Location Plan below showing the exact location of the property in relation to the surrounding towns and villages.

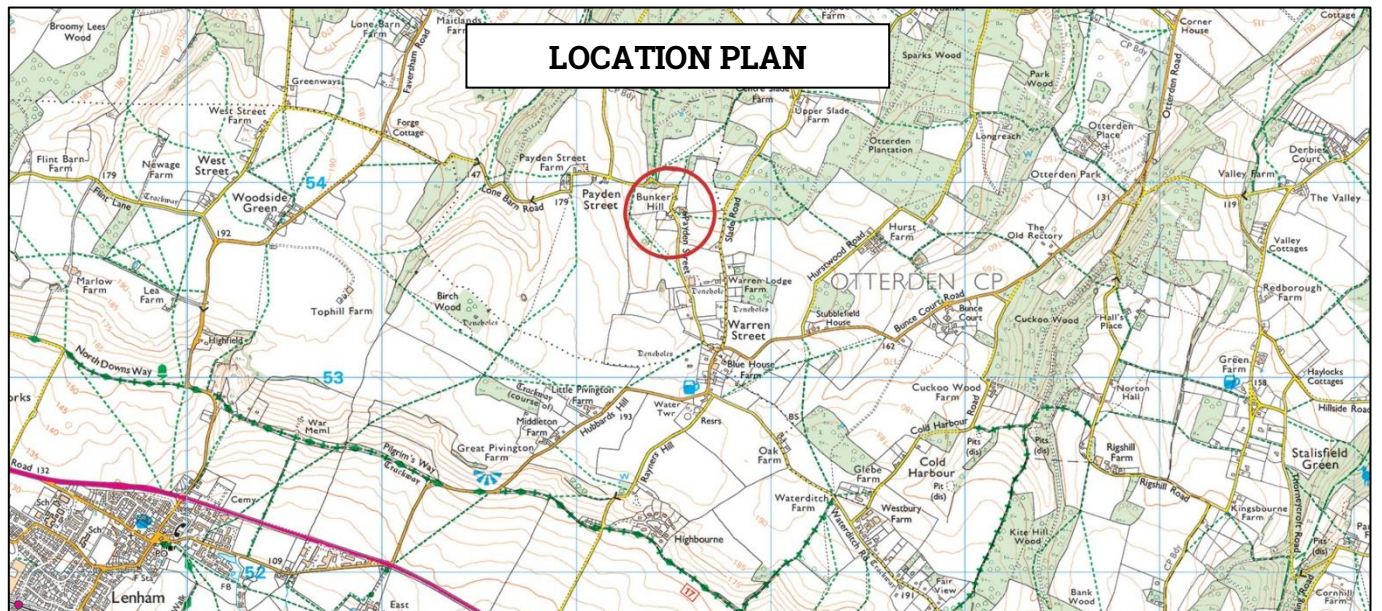
DIRECTIONS

From the centre of Lenham head north and turn right onto the A20. Follow the A20 east for 0.7 miles and turn left onto Hubbards Hill. Follow Hubbards Hill all the way to Warren Street and as you are exiting Warren Street turn left onto Payden Street. Follow this road for half a mile and Bunkers Hill Farmhouse is on your left with the entrance to the buildings on your right.

From Charing head west on the A20 for 2.5 miles then turn right onto Rayners Hill. Follow this to the T Junction and turn left then immediately right into Warren Street. Take the next left onto Payden Street and follow this road for half a mile and Bunkers Hill Farmhouse is on your left with the entrance to the buildings on your right.

WHAT 3 WORDS

///teach.community.mats





INTRODUCTION
Bunkers Hill Farm has been in the same family ownership for many years with modern extensions added to the house on the southern elevation within the vendors tenure. Formerly part of a larger farming unit Bunkers Hill Farm used to span well over seventy acres across the North Kent Downs with the main buildings opposite the Farmhouse used for intensive agriculture and livestock purposes. In the present day the Farm consists of a small holding with the land grazed by local farmers to keep the grass at a manageable level and the buildings rented out to a local arable enterprise. The house has character throughout and the buildings have significant development potential to create what would be a fantastic family home in a sought after location subject to the necessary planning consents.

FARMHOUSE

Bunkers Hill Farmhouse is a well presented five bedroom family home, with character features throughout. The property has been well looked after and maintained with modern extensions and sunroom adding to its charm in what only can be described as a fantastic location. Accommodation comprises the following: -

The Front Door opens to **Entrance Porch** with doors to **Downstairs Cloakroom** with w/c and wash hand basin and door through to large **Reception Hall**. Doors lead from the Reception Hall to the **Sitting Room** with character timber features throughout and wood burner. Also off the Reception Hall is the **Kitchen/Breakfast Room** with double AGA oven and doors through to **Utility Room** with door to **Rear Parking Area** and **Pantry**. The Kitchen leads through to the **Dining Room** and then through to the **Conservatory** which is large and fantastic during the summer months and is south west facing. The Conservatory has doors through to the **Sitting Room** and **Drawing Room** in the most modern part of the house with open fire, bay window and double aspect looking out to both the front and rear of the property.

Stairs lead from the Reception Hall to the **First Floor Landing** with doors to **Family Bathroom**, **Airing Cupboard**, **Bedroom 1** (double) with fitted wardrobe and wash hand basin, **Bedroom 2** (double) with fitted wardrobe, **Bedroom 3** (double) with fitted wardrobe, **Bedroom 4** (single) and **Master Bedroom Suite** with fitted wardrobes, double aspect and en suite bathroom with bath w/c and wash hand basin. The total gross internal area of the Farmhouse is 3,526ft². Detailed floor plans are opposite.

Outside there are mature landscaped, lawned, bedded and hedged mature gardens with a range of period ancillary outbuildings with potential including **Garaging**, **Workshop**, **Log Store** and **Store Rooms** just to the north of the farmhouse along with large **Veg Garden** and **Duck Pond**. There is a **Tennis Court** to the south. Parking is also to the north on a gravelled access drive for several vehicles. There is also a **Summerhouse** with a view over the paddock to the north west.

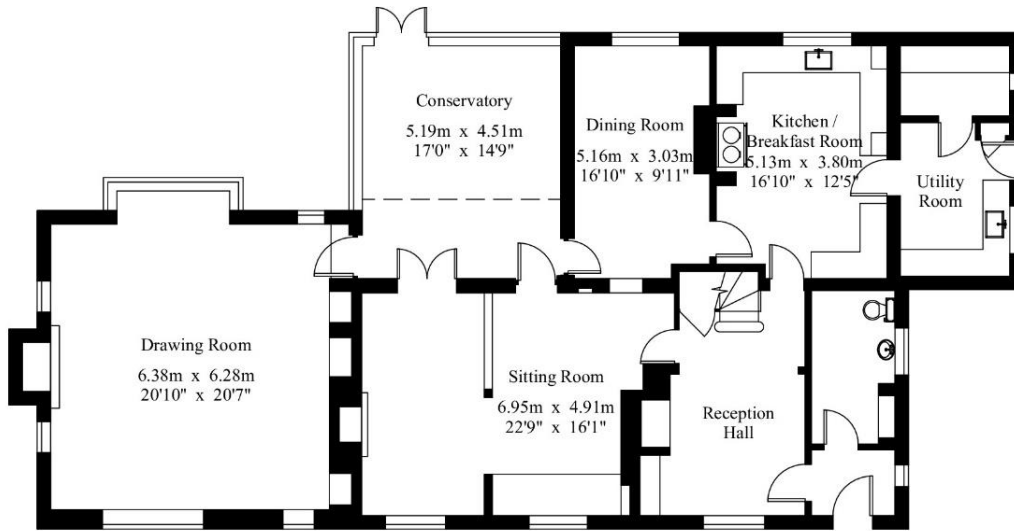
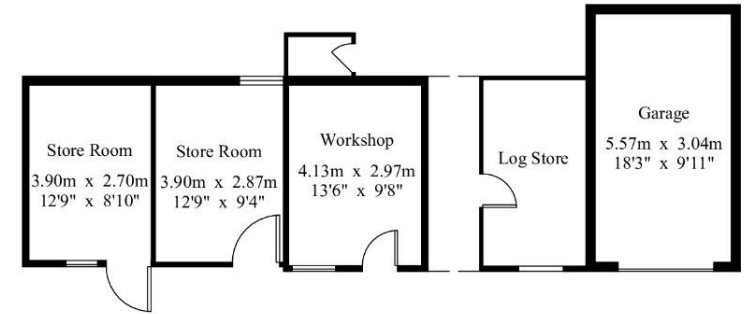
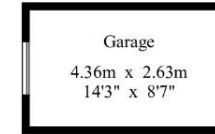


FARMHOUSE FLOOR PLANS

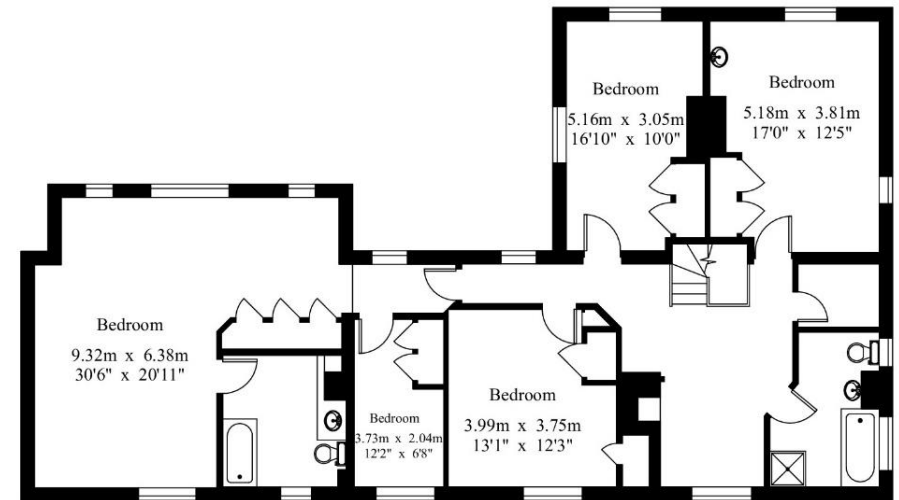
Bunkers Hill Farm

House - Gross Internal Area : 327.6 sq.m (3526 sq.ft.)

Outbuildings - Gross Internal Area : 75.3 sq.m (810 sq.ft.)



Ground Floor



First Floor

NOT TO SCALE

For Identification Purposes Only.

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FARM BUILDINGS

There are a range of general purpose agricultural buildings to the east of the Farmhouse on the other side of Payden Street. These consist of a range of **Six Grain Silos (1)** each with a varying capacity, **Grain Store (2)** of concrete portal frame construction with in built bins and machinery store under a corrugated fibre cement roof with a concrete floor, **Former Livestock Yard (3)** with 6 former loose boxes and various store rooms for organising livestock along with some **General Purpose Storage Buildings (4)** open fronted and of timber frame construction closer to the road. The buildings have a fantastic outlook to the north and have significant potential for conversion into either residential or commercial whichever suits an incoming purchaser better.



DETAILED BUILDINGS PLAN

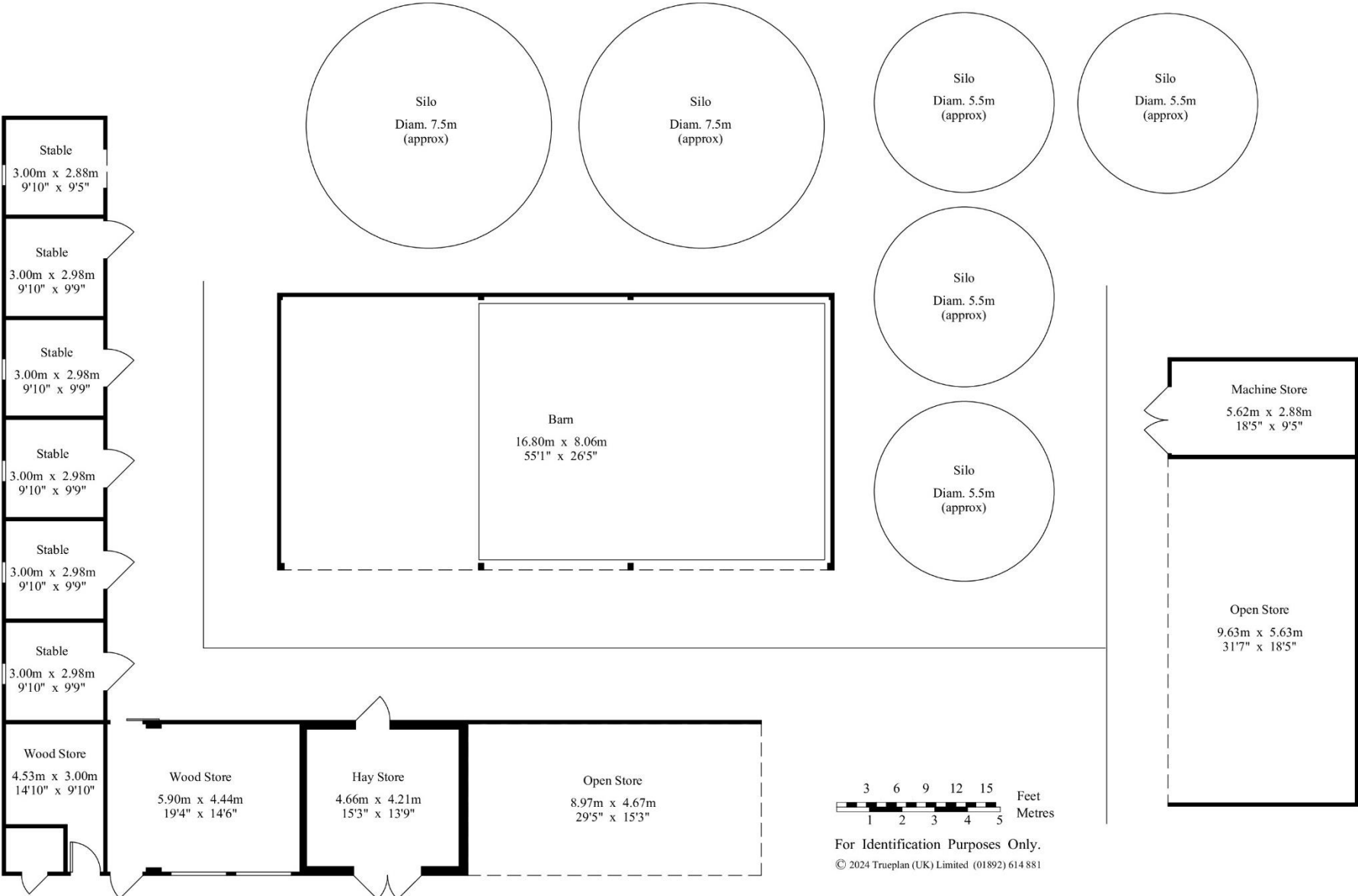


Bunkers Hill Farm

BUILDINGS FLOOR PLANS

Farm Buildings - Approximate Gross Internal Area : 249.8 sq.m (2688 sq.ft.)

(Excluding Silos)







LAND

The land at Bunkers Hill Farm is laid out into three separate enclosures two on the west side of Payden Street and one to the north of the Farm Buildings on the eastern side. The land is all laid down to grass and grazed by a local farmer to keep the grass under control. The land is classified as Grade 3 on the Agricultural Land Classification Plan for England and Wales with soil type typical of this part of the North Kent Down of clayey soils with some flints. The land is well fenced and is in good order throughout with various access gates off the public highway. The land extends to a total of 10.60 acres.



BOUNDARY PLAN



Produced on Apr 22, 2024.
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NOT TO SCALE



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.



SERVICES

The farm is connected to mains electricity and mains water with oil-fired central heating. Drainage is to a cesspool system that is non-compliant. Any offers put forward should take this into account. **Please Note:** None of these services have been checked or tested.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their own inspection and from the Land Registry plans available. It will be the purchasers responsibility to erect a fence between points A, B, C & D within three months of completion of harvest 2024.

COUNCIL TAX

Band – G

EPC

Rating – D

METHOD OF SALE

The property is offered for sale by private treaty as a whole. The vendor reserves the right to take the property to informal tender, formal tender or auction at a later date if required.

TENURE

The property is registered under Land Registry title numbers K549290, K441973 & K277537. Office Copy Entries and Title Plans are available from the selling agents on request.

PHOTOGRAPHS

The photographs within this brochure were taken in March & April 2024.

LOCAL AUTHORITY

Kent County Council,
Invicta House, County Hall
Maidstone, Kent ME14 1XQ

Maidstone Borough Council

26 Lower Stone Street, Maidstone
Kent ME15 6LX

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars. There are two footpaths crossing the property. A copy of the footpath plan is available from the selling agents.

PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Thirdfort to verify the identity and residence of purchasers.

ACREAGES

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sale particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings are strictly by appointment only with the vendor's sole agent. If you would like to view, please contact the Vendors sole agents on the attached details: -

BTF Partnership

**Clockhouse Barn, Canterbury Road
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GUIDE PRICE

£1,995,000





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www.btfpartnership.co.uk

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