



**1 & 2 LOVEHURST COTTAGES
CORK LANE · STAPLEHURST · TONBRIDGE · KENT TN12 0HA**

1 & 2 LOVEHURST COTTAGES

CORK LANE

STAPLEHURST

TONBRIDGE

KENT TN12 0HA

Staplehurst	-	1.5 miles
Cranbrook	-	5 miles
Maidstone	-	10 miles
Tonbridge	-	18 miles
Tunbridge Wells	-	16 miles
Ashford	-	18 miles

A pair of semi-detached three-bedroom farm cottages, in a rural location with lots of character. In need of some modernisation with good sized gardens and easy access to the local amenities and transport links.

- Number 1 is in need of modernisation
- Number 2 is let and currently in a good condition
- Both with large private gardens including a woodland parcel and ponds to the west
- Off road parking for several vehicles in addition to a detached garage
- Cranbrook School Catchment Area
- In all approximately 3.20 acres

GUIDE PRICE: - £750,000

VIEWING: - Strictly by appointment via the sole agents:

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

LOCATION

1&2 Lovehurst Cottages are situated in the heart of the Weald of Kent with panoramic views of the surrounding countryside, just outside the village of Staplehurst. The historic village benefits from a wide range of local shops, primary school, cricket and tennis club and a main line rail station which takes you to London in less than an hour. There is easy access to the national motorway network via the M20 from Maidstone 10 miles to the north. Hastings is an hour away.

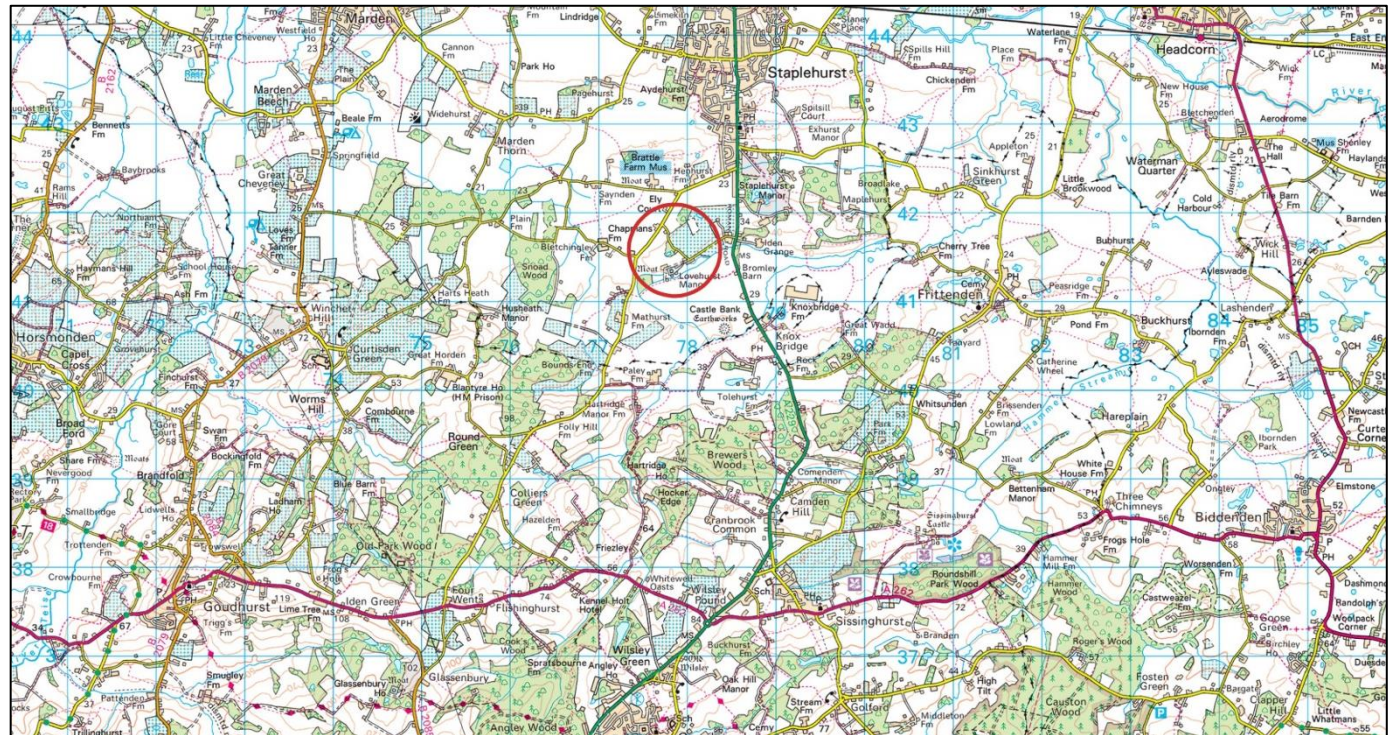
Within a 15-mile radius are several award-winning vineyards including Balfour Winery, Chapel Down Winery, and Biddenden Vineyard. Sissinghurst castle and gardens are less than 6 miles away. Cranbrook has a great selection of shops, a larger supermarket and the excellent Cranbrook Co-educational Grammar School. Please see the Location Plan below which shows the location of the property in relation to the surrounding towns and villages.

DIRECTIONS

From Staplehurst, starting by the Kings Head public house, continue south on the A229/High Street, after 450 metres turn right onto Pinnock Lane. After half a mile, take the left fork onto Goudhurst Road, continue for half a mile taking the first left onto Cork Lane. The cottages will be on your right after 300 metres.

WHAT 3 WORDS

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No.2 KITCHEN



No.1 SITTING ROOM



No.1 BEDROOM



No.2 BATHROOM

GENERAL DESCRIPTION

1 & 2 Lovehurst Cottages are a pair of semi-detached dwellings both of solid brick construction under a pitched clay tiled roof. The internal accommodation of the cottages is identical and comprises the following:-

Front Door which opens to **Front Porch** with doors to **Downstairs Cloakroom** with w/c, **Family Bathroom** with bath and wash hand basin and door to **Kitchen/Dining Room**. Doors from Kitchen/Dining Room lead to **Sitting Room**. Please note there is a wood burner in the Kitchen of No.1 and a wood burner in the Sitting Room of No.2.

Stairs lead from the Sitting Room to the **First Floor Landing**, with doors to **Bedroom 1** (double), **Bedroom 2** (single), **Bedroom 3** (single) and **Storage Cupboard**.

Outside

There are lawned and bedded **Gardens** to the front, sides and rear of both cottages. There is off-road parking for two vehicles along with a **Garage** and **Store** situated on the driveway. There are multiple sheds situated across the properties.

WOODLAND

There is a block of woodland benefitting from a large pond and long road frontage to the west of the cottages. The woodland can be accessed from the driveway to the cottages and is fenced on all boundaries. The woodland extends to 2.73 acres in total.

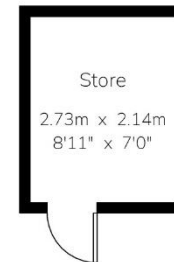
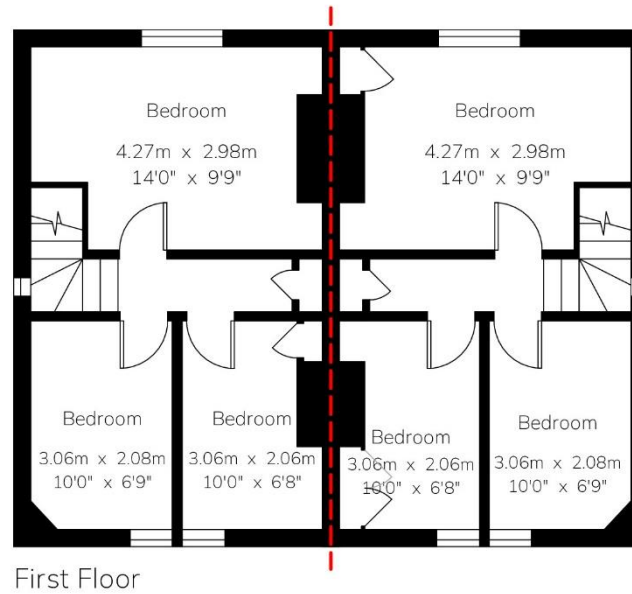
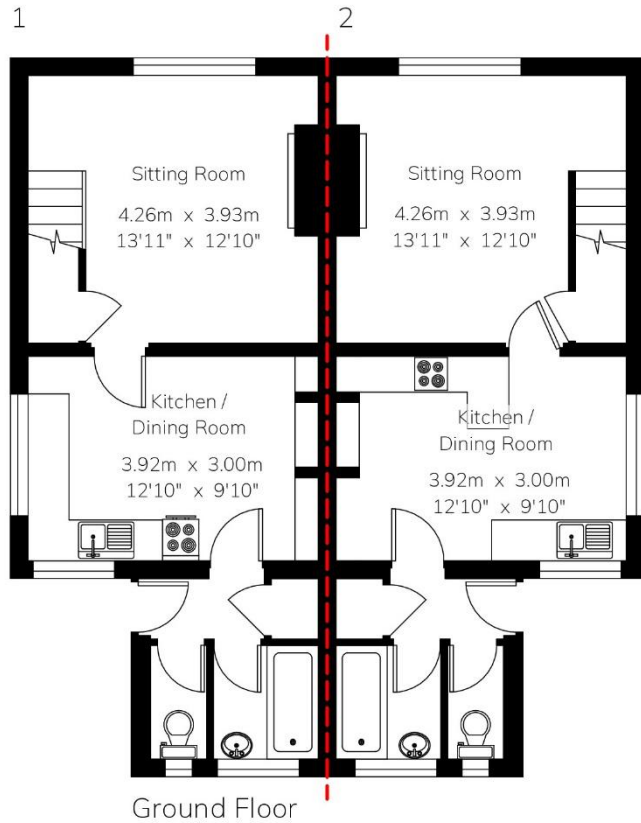
Please see the Boundary Plan overleaf for further information as to the exact area that is being offered for sale which extends to 3.20 acres.



FLOOR PLANS

1 & 2 Lovehurst Cottages

1 - Gross Internal Area : 67.7 sq.m (728 sq.ft.)
2 - Gross Internal Area : 67.7 sq.m (728 sq.ft.)
Garage : 12.1 sq.m (130 sq.ft.)
Store : 5.8 sq.m (62 sq.ft.)



Not to Scale

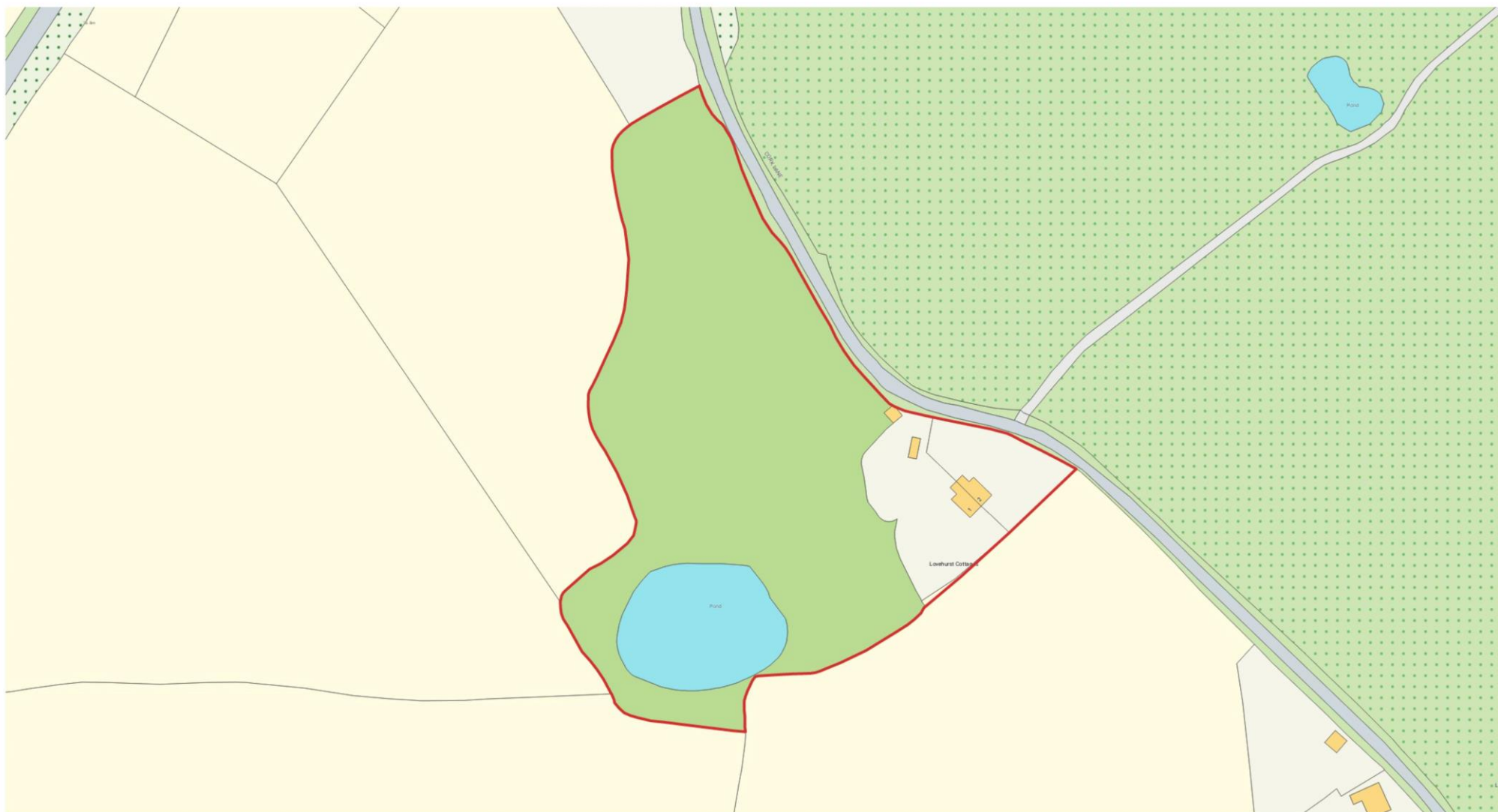
For Identification Purposes Only.

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BOUNDARY PLAN



NOT TO SCALE



SERVICES

The cottages are connected to mains water, mains electricity and heating is provided via an oil-fired system. The drainage is to a modern private Biodigester system, which is shared between the cottages.

ACCESS

Access is directly from Cork Lane, which we assume is a publicly adopted and maintained by Kent County Council. **Please Note:** A highways search has been applied for and will be available from the Selling Agents when received.

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. The Vendor reserves the right of sell the cottages independently of each other.

COUNCIL TAX

Both cottages are rated as Band – C

EPC RATINGS

EPC- E – Copies of the Energy Performance Certificates are available from the selling agents on request.

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.



PHOTOGRAPHS

The photographs within this brochure were taken in August 2024.

LOCAL AUTHORITY

Maidstone District Council, Maidstone House, King Street, Maidstone, ME15 6JQ

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

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.

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. Our searches indicate that there are no public rights of way across the property.

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.



AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these 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 Vendors sole agent. If you would like to view, please contact Alex Cornwallis on the contact details below.

BTF Partnership

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Challock, Ashford, Kent TN25 4BJ

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Email: challock@btfpartnership.co.uk

Reference: AC/R2130.1

GUIDE PRICE

£750,000





Land and Property Experts

www.btfpartnership.co.uk

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ