



Ibbett Mosely

April Cottage Bow Hill, Yalding,
Maidstone, Kent, ME18 6AJ

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A delightful character home offering 4 bedrooms and period charm with a modern twist. Situated in a convenient but rural location in grounds approaching 3 acres the house has so much potential.

Planning has been agreed to offer a single storey extension and open the already spacious home to another dimension. Cosy rooms with feature fireplaces give off a period feel with modern open plan kitchen and study fulfil the needs of the modern family.

Previous owners have previously kept up to four horses on the land. There is shelter at present at the bottom of one of the paddocks and outbuildings that could possibly converted to stables.

Guide Price £940,000

- Period Charm & Modern Mix
- Approximately 2.81 acre plot with Equestrian Potential
- Secluded but Connected Rural Location
- Planning Permission for Ground Floor Extension
- Outbuildings With Potential for Annexe
- Four Bay Car Port & Garage
- End of Private Driveway
- EPC rating F
- Maidstone Council Band G
- Guide Price £940,000

Situated in an elevated Bow Hill area of Yalding, Maidstone, this charming detached house, built in 1900, offers a delightful blend of period features and modern potential. Set within a generous 2.81 acres of tranquil rural surroundings, this property is perfect for those seeking a peaceful retreat while still being conveniently located.

The residence boasts three spacious reception rooms, providing ample space for both relaxation and entertaining. With four well-proportioned bedrooms, this home is ideal for families or those wishing to accommodate guests. The bathroom is functional and serves the needs of the household comfortably.

One of the standout features of this property is the planning permission already granted for extending the downstairs area, allowing for further enhancement and personalisation to suit your lifestyle. Additionally, the property includes outbuildings that present exciting opportunities for development, whether for storage, a workshop, or even a home office.

Parking is a breeze with space for up to five vehicles, ensuring that you and your guests can come and go with ease. The four-bay garaging adds further convenience and versatility, making it an excellent feature for those in need of extra storage.

This property is a rare find, combining the charm of a period home with the potential for modernisation and expansion. If you are looking for a serene countryside lifestyle with the opportunity to create your dream home, this delightful house in Yalding is not to be missed.





Description

A delightful home situated at the end of a private drive offering great accommodation for a family in this rural but connected location. The property boasts a mix of period charm and modern finishes, immaculately presented throughout.

A solid oak doorway leads into a welcoming hallway with a quality tiled floor that flows into the kitchen dining area. To the end of the hallway past the stairs is a useful utility and downstairs cloakroom. A large kitchen dining family room offers a modern classic shaker style kitchen with large central breakfast bar dividing the area with wood burning stove centrally located. A great social space for the modern family. Through the kitchen is a good sized study for those who will be working from home with great storage and the ability to shut the door at the end of the working day. On the other side of the hallway is the large lounge with cosy wood burning stove for those family evenings. This in turn leads into a useful conservatory which opens into the immediate garden area.

Upstairs the house boasts four good sized bedrooms, immaculately presented and beautifully decorated as is the whole house. Three doubles give options for main bedroom and guests areas and a good sized single room could be considered a tighter double room. A central bathroom looks after the family with bath and shower over to accommodate all.

Externally the property has so much going for it a visit is needed to truly appreciate what it has to offer and the feeling of space in its rural location. Whilst immediately surrounding the house is a more formal garden with picket fences, topiary and mature beds. An extensive paddock runs away from the house that could be used to accommodate animals as it has done so previously and outbuilding would offer options here. A potential annexe is also an option with good space between it and the main house for privacy and independence. A lake with deck could be further developed for those into fish or just to relax around with a fire pit late into the evening. If self grown produce is your thing then the world is your oyster.

Location

Bow Hill is set on the edge of Yalding village with its village shop, post office, pubs, pre-school, primary school and doctor's surgery.

Comprehensive Shopping: Maidstone (5.9 miles), West Malling (7.8 miles), Tonbridge (9.3 miles). Tunbridge Wells (11 miles).

Mainline Rail Services: Paddock Wood (5.3 miles) to London Bridge/Cannon Street/Charing Cross.

Primary Schools: Yalding, Laddingford and Collier Street.

Grammar Schools: Maidstone - Maidstone Grammar School, Maidstone Grammar School for Girls, Invicta Grammar School, Oakwood Park Grammar School. Tonbridge - Tonbridge Grammar School, Weald of Kent Grammar School, The Judd School. Tunbridge Wells - Tunbridge Wells Grammar School for Boys, Tunbridge Wells Girls' Grammar School, The Skinners' School.

State Schools: Maidstone, Tonbridge and Paddock Wood.

Private Schools: The Preparatory Schools at Somerhill. Hilden Grange in Tonbridge. Sutton Valence. Tonbridge and Sevenoaks. St Helen's Montessori at East Farleigh. Benenden and Dulwich Prep at Cranbrook.

Leisure Facilities: David Lloyd Health Club at Kings Hill. Leisure centres in Tonbridge, Tunbridge Wells and Maidstone. Poult Wood Golf Course in Hadlow, Kings Hill Golf Club and West Malling Golf Club.

Motorway Links: The M20 and M26 at Wrotham Heath gives access to the M25, Gatwick and Heathrow Airports and the Channel Tunnel Terminus.

All distances are approximate.













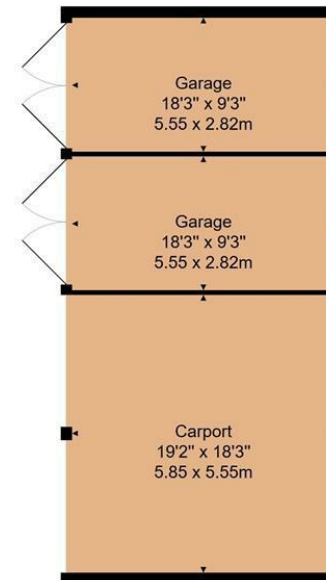
First Floor



Ground Floor

House Approx. Gross Internal Area 1721 sq. ft / 159.9 sq. m
 Outbuildings Approx. Internal Area 1321 sq. ft / 122.7 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Area: 699 ft² ... 64.9 m²



Area: 366 ft² ... 34.0 m²



Area: 256 ft² ... 23.8 m²

Ibbett Mosely

West Malling 01732 842668

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