



Ashford Road,
Maidstone ME17 1PZ
Offers Over £400,000

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Coles Group is pleased to market this unique Grade two listed property, with 2 acres of land. Set off of the A20 in Broomfield. This property once formed part of the Leeds Castle Estate.

The freehold includes the main house, a large garage which would be ripe for development and a further outbuilding.

The property represents an extraordinary opportunity for those with a passion for history, architecture, and design. Bring this architectural masterpiece back to life and become a part of its enduring legacy. Seize this once-in-a-lifetime chance to own a piece of history and create a truly unique home.

Contact us today to schedule a viewing and embark on the journey of restoring this historic treasure to its former glory.

Your vision awaits!

Forge House
Grade II Listed

Building

Garage

Outbuilding

Shed

Greenhouse



A more detailed description:

The Old Forge is a rare opportunity to own a piece of history and craft your dream home. Nestled within the Leeds Castle estate, this Grade II listed property awaits a visionary buyer ready to restore its former glory.

****Key Features:****

This property is steeped in history, boasting stunning architectural features from its 16th-century origins. From its classic facade to the intricate period details within, it's a canvas for your restoration masterpiece.

Recognised for its architectural significance, this Grade II listed gem is a testament to the craftsmanship of its time. Ornate cornices, original fireplaces, and exquisite moldings are waiting to be brought back to life.

With 4 bedrooms and 2 reception rooms, this property offers generous living spaces that can be reimagined to suit modern family life or converted into unique living areas with a historical touch.

Revel in the opportunity to restore the grandeur of this home's period features, including the original staircase, 4 inglenook fireplaces and beams throughout. Imagine the stories these walls could tell once they're brought back to life.

The property comes with an acre of garden, an ideal space to create a tranquil oasis within the bustling city, there are various derelict outbuildings in the garden which could also be ripe for development potential.

****Renovation Potential:****

As a Grade II listed property, you'll have the chance to collaborate with local authorities to ensure your restoration plans align with preservation guidelines while making this property a functional, modern space.

A successfully restored Grade II listed property can significantly increase in value over time, making this an investment in both history and your financial future.


Conditions:

Only domestic residential use, no commercial use. (no noise creating activities)
No new housing to be built in garden. (if this presented particular concern in relation to the sale we would want to apply some a clawback mechanism on the eventual sale any asset created.)

We have not identified the future use of the surrounding land and the vendor would need to be able to make these decisions independently on that regard.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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Location Map

