

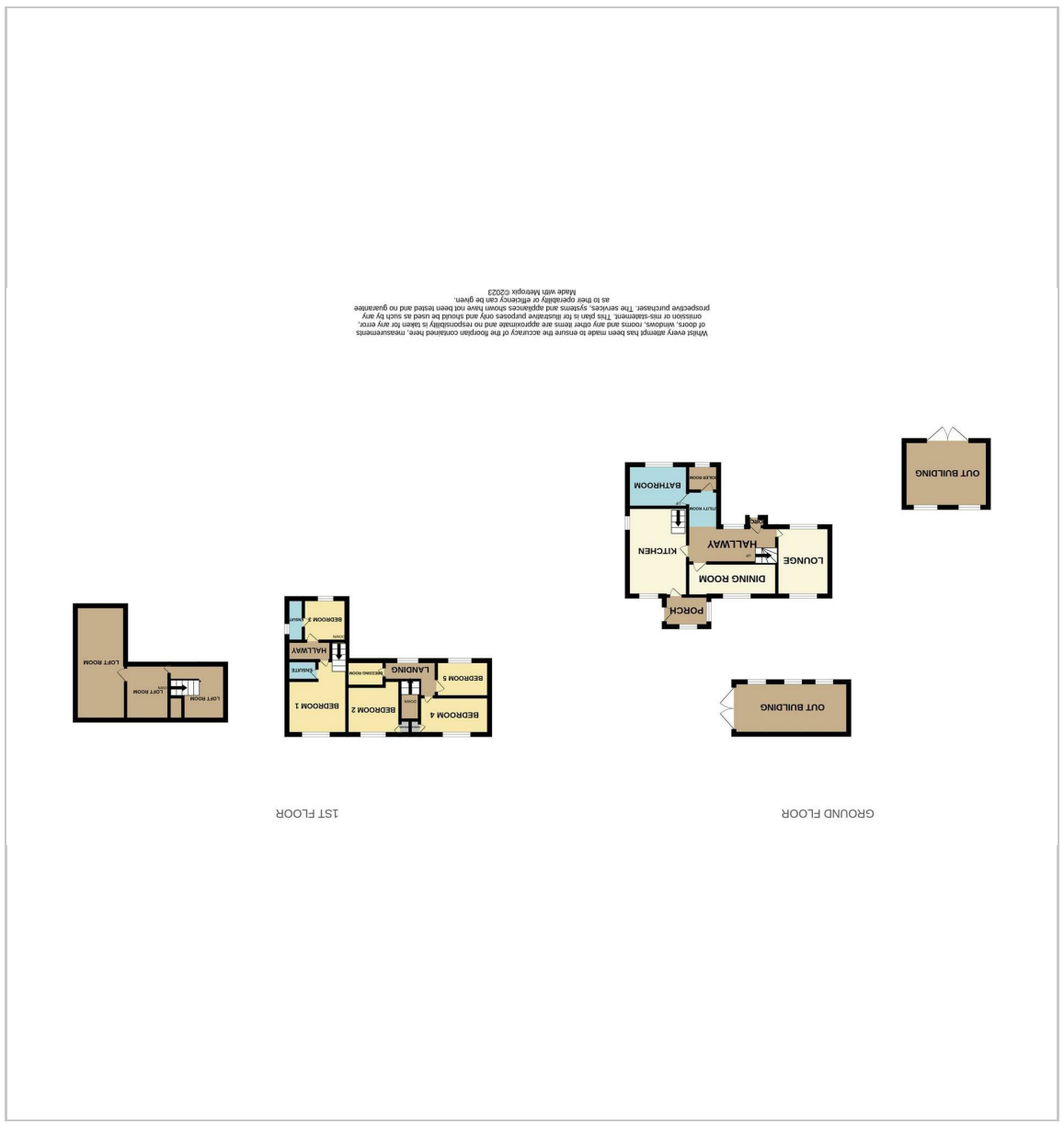


Harty Ferry Road
 , Sheerness, ME12 4BQ
Price £895,000

5 3 2 F



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating	
Current	Potential
31	88

Environmental Impact (CO ₂) Rating	
Current	Potential
G	A

Viewing
 Please contact our Isle of Sheppey Office on 01795 666 666 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Harty Ferry Road



- Exquisite 16th Century Home
- Set within 2.25 Acres of Land fit for paddock
- Grade 2 Listed
- Benefitting from two large outbuildings
- Large additional loft space
- Breath Taking Views Over The Swale Estuary And Beyond
- Rural location with sweeping driveway
- Five Bedrooms
- Oil Heating System With New Boiler
- Council Tax Band E

Description

On the market is this exquisite 16th century family home set within 2.25 acres of grazing fields and has far reaching views over the River Swale and estuary. This 5 bedroom family home boasts a wealth of history dating back to the monks that used to pilgrimage from Faversham to the Isle of Harty.

Approaching the property is a sweeping gravelled driveway. The main house has been carefully maintained by the current vendors who have kept original features such as such as inglenook fire places within 3 of the rooms. Old ship beams were used to build this house and are set and exposed in the walls, as well as many other little hidden features.

The home itself is welcomed by an entrance porch with central hallway with the first original staircase. The ground floor benefits from a large lounge, separate dining room and family room. Following through the family room to the country kitchen which has been finished to a gorgeous standard in keeping with the period features of the property. With its wooden work-surfaces array of storage, Belfast sink, beamed ceilings and double aspect views. A downstairs bathroom, utility room and boiler room complete the ground floor. To the first floor of the property their oozes more character with wooden beams throughout the 5 impressive bedrooms with wonderful views over the estuary. There is one family shower room and one En-suite to the first floor.

The second floor, a large loft space currently divided into three rooms has the potential to be converted (STPP).

The 2.25 acres of land could offer the use of livestock with plenty of space for horse paddocks. Currently there are two large outbuildings being utilised as garages, both can accommodate two cars in each.

This homes benefited from its very own well creating a self sufficient water supply. The property has oil fired heating with a recently fitted heating system.

This unique property is not to be missed and offers a wonderful family hom

, Sheerness, ME12 4BQ

