



Broadwater Road
West Malling ME19 6HU
£1,800,000

KHP
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COUNTRY HOMES

West Malling ME19 6HU

An impressive Farmhouse with 6 Stables, tack room and toilets, garaging and tractor shed and 6 acres of equestrian land, comprising of 4 paddocks with a variety of apple trees, a walnut tree and more! Located in the charming town of West Malling, this impressive detached farmhouse offers a unique blend of character and modern living. Built in 1930, Springate Farm has ample of living space, providing plenty of room for families or those seeking a peaceful retreat.

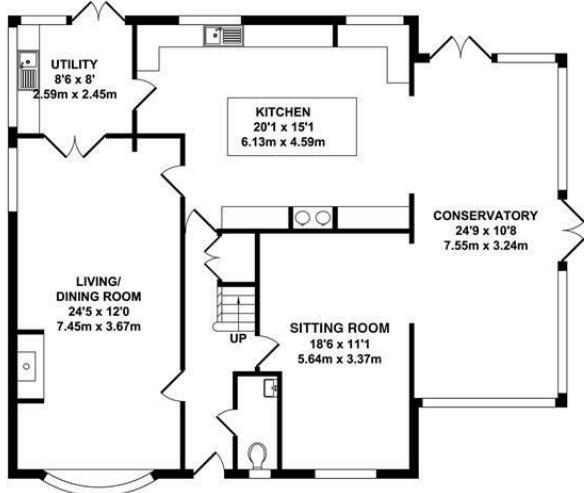
The house features three spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The four double bedrooms ensure that everyone has their own comfortable space, while the two well-appointed bathrooms add convenience to daily life.

Set within an expansive six acres of equestrian land, this property is a dream for horse lovers or those wishing to embrace the countryside lifestyle. This property also includes working stables which can hold your own horses or available to be rented out and a tack room. The vast outdoor space offers endless possibilities for gardening, recreation, or even the potential for further development, as there is scope to extend the property to suit your needs.

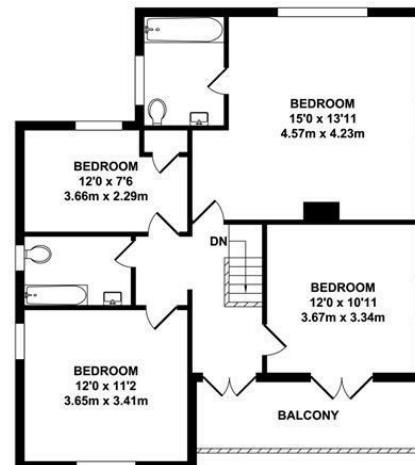
With its idyllic setting and rich history, this large farmhouse is not just a home; it is a lifestyle opportunity waiting to be seized. Whether you are looking to create your own equestrian haven or simply enjoy the tranquillity of rural living, this property is sure to impress. Don't miss the chance to make this remarkable property your new home. Call now to view.

- Equestrian Land
- 6 Acres
- Original Farmhouse
- 4 Double Bedrooms
- Potential to extend
- Stables & Tack room
- Semi-Rural Location
- First time to the market for approx 25 years
- Garaging and tractor shed
- Viewing Encouraged

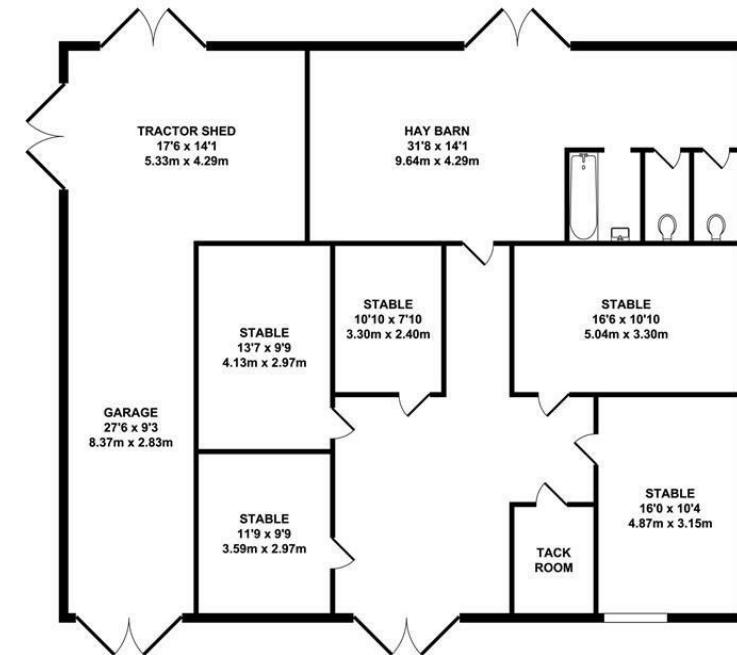




GROUND FLOOR
APPROX. FLOOR AREA
1228 SQ.FT.
(114.11 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
765 SQ.FT.
(71.09 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
2054 SQ.FT.
(190.79 SQ.M.)

TOTAL APPROX. FLOOR AREA 4047 SQ.FT. (375.99 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	78
(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		





Location Map

Tenure: Freehold

Council tax band: F

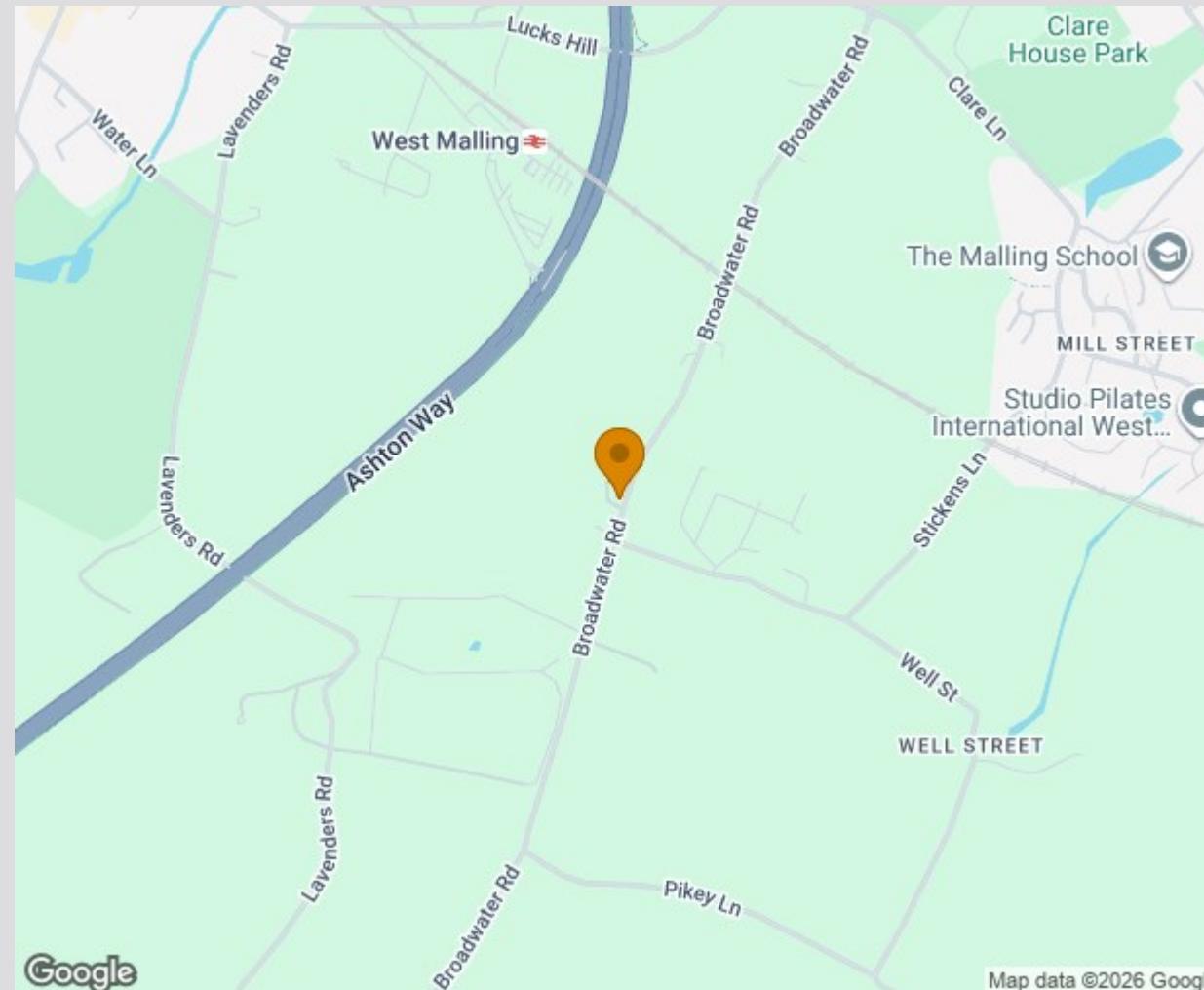
Agents Notes

This property is available on its own or as a combined purchase with the neighbouring property, please see the listing for Springate Barn.

The neighbouring property will be having works completed over the next few weeks, to create a separate entrance and driveway.

Anti Money Laundering Charges

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



TO VIEW CONTACT: 01732 87 11 11 westmallings@khp.me
www.khp.me

