



57-59 Eythorne
Street,
Hollingbourne,
Maidstone,
Kent,
ME17 1TS

Guide Price
£650,000



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Nestled in the heart of the charming village of Hollingbourne, this Grade II listed property presents a rare and exciting opportunity for homeowners and investors alike. Offered with no onward chain, 57–59 Eythorne Street boasts a versatile layout that includes a commercial space, a self-contained three-bedroom house, and a separate one-bedroom flat, all offering multiple revenue streams or flexible multi-generational living.

To the front of the property, the commercial space is currently operating as a clinic, comprising three treatment rooms, a welcoming waiting area, and a kitchenette. Subject to the necessary change of use consents, this area could be seamlessly converted to residential use, expanding the living accommodation even further. The main house is full of character and period charm, offering three well-proportioned bedrooms, spacious living areas, and potential for improvements to create your dream home. The exposed brick fireplace with functioning log burner provides the most welcoming end to a busy day, whilst the kitchen is fully equipped with integrated appliances including double oven and washing machine. The self-contained one-bedroom flat provides further flexibility, perfect for rental income, guest accommodation, or even a home office.

Externally, the property continues to impress with parking to the rear on a gravel driveway, a double garage, and a substantial enclosed garden, ideal for families, entertaining, or simply enjoying some outdoor space in this idyllic village setting.



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*This
property
is a great
investment.*

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Hollingbourne is a picturesque and sought-after village on the edge of the Kent Downs Area of Outstanding Natural Beauty. The village offers a real sense of community, with a local community café, popular pub-restaurants, a primary school, village hall, and beautiful countryside walks right on the doorstep. For more extensive amenities, Bearsted is 2.7 miles away, whilst Harrietsham is 3.4 miles both offering convenience stores and doctors surgeries. In addition, Maidstone town centre is just a short drive away, providing a wide range of shopping, dining, and leisure options.

Hollingbourne train station is ideal for commuters, offering regular services to London and Ashford. The property also benefits from excellent road links, with the M20 motorway nearby, providing fast access to London, the coast, and beyond. The property is connected to mains gas, electricity, water, and drainage. An EPC rating of F applies, with scope for improvement. For modern living needs, superfast fibre broadband (FTTC) is available in the area. Mobile phone voice coverage is generally available, while mobile data is more limited and may vary between providers.

This is a fantastic investment opportunity with scope to enhance, reconfigure, or simply enjoy the versatile spaces already on offer all within a historic and well-connected Kentish village.



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“
Ideal for
someone
looking
to run a
business
with
multiple
income
streams.
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Need to know...

- Commercial space currently being used as a clinic with 3 treatment rooms, a waiting room & kitchenette
- A self-contained 3-bedroom home with open-plan kitchen, living room and loft room
- A 1-bedroom self-contained flat
- Grade II Listed
- Period features including beams and exposed brick fireplaces
- Enclosed substantial garden
- Beautiful village setting
- Double garage and gravel driveway to the rear with parking for up to 2/3 cars
- Local amenities & countryside walks on your doorstep
- EPC Rating F
- Council Tax Band E
- Superfast broadband

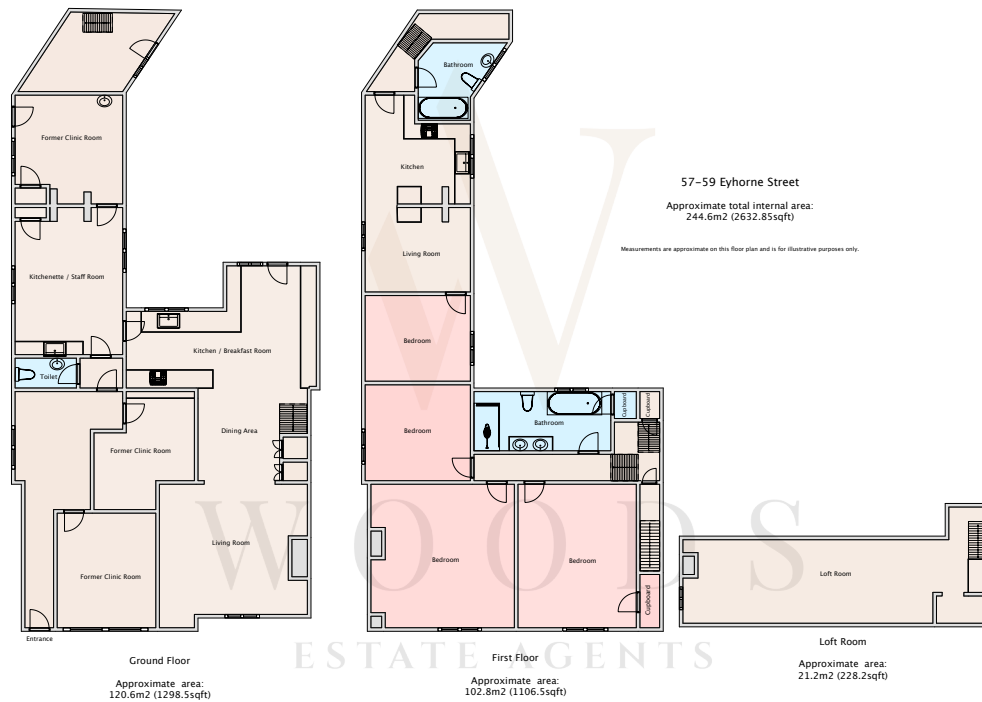




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Interested?

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