



**The Barn Pilgrims Way, Hollingbourne, Maidstone, ME17 1RB**  
**Offers In Excess Of £1,000,000**



Nestled in an exclusive hamlet at the foot of the North Downs is this unique 19th-century former granary which blends contemporary elegance with period charm whilst boasting stunning views over its 0.84 acre plot, and the neighbouring farmland.

The entrance lobby warmly welcomes you into the property, leading to the hall which feeds the bespoke kitchen/breakfast room, complete with granite worktops and an Aga. A cloakroom and a reception room, currently utilised as an office, lead to the sitting room with period beams, a brick fireplace housing a log burner, and french doors opening to the rear garden. Continuing from the sitting room, a door reveals a spacious dining room with more exposed beams, leading to the principal bedroom with a large luxury en-suite bathroom. Upstairs, a spacious landing with a floor-to-ceiling window provides access to 3 double bedrooms, 2 of which have modern en-suites, all offering stunning views looking South over the farmland.

The property sits on a substantial plot, featuring its own equestrian facility with paddock and stabling. The immediate rear garden is predominantly laid to lawn with established flower beds and seating areas. Additionally, there is an office/store attached to the property. Halfway down the garden, you will find 2 solid oak summerhouses leading onto a composite decked area with an inset infinity pool, a sauna house, and a hot tub. Moreover, there is a large double garage with a high pitched roof, with the potential to accommodate a mezzanine level, with parking in front for a further 4 vehicles.

Tenure: Freehold. EPC Rating: E. Council Tax Band: G.



## LOCATION

The property is located in the picturesque Hamlet of Broad Street, just outside the historic village of Hollingbourne which benefits from a mainline railway station with access to London Victoria and Ashford International stations, easy access to motorway links, a well regarded primary school, a few popular pubs, station cafe, a historic church, hairdresser, osteopath, and local parks/walks through the countryside.

## ACCOMMODATION

### Ground Floor:

Entrance Hall

Kitchen/Breakfast Room

Office/Reception Room

Sitting Room

Dining Room

Principal Bedroom

En-suite Bathroom

Cloakroom

### First Floor:

Landing

Bedroom Two

En-suite Shower Room

Bedroom 3

En-suite Bathroom

Bedroom 4

## EXTERNALLY

Double Garage

Driveway

Large Rear Garden

Outside Office/Store

Summerhouses

Infinity Pool

Sauna Room

Stables x2


Paddock

Garden Store x2

## VIEWING

Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX . Tel: 01622 739574.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**PilgrimsWay Hollingbourne, Maidstone, Kent**  
**Approximate Gross Internal Area**  
**Main House = 2060 Sq Ft/191 Sq M**  
**Garage = 370 Sq Ft/34 Sq M**  
**Outbuildings = 1045 Sq Ft/97 Sq M**  
**Total = 3475 Sq Ft/322 Sq M**



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