



**Charity Farm House Pilgrims Way, Hollingbourne, Maidstone, Kent, ME17 1RB**  
**Price £900,000**



An awe-inspiring 5-bedroom double fronted detached house, featuring almost 2,000 sq ft of internal living space within the highly desirable Hamlet of Broad Street near Hollingbourne, dating back to the 16th and 17th century, formally part of Dame Norton's charity as a working farm and owned by the current occupiers for 45 years. Nestled within a 0.63-acre plot at the scenic base of the North Downs in a conservation area, this property offers a picturesque setting with stunning views.

Adjacent to this remarkable property is a sizable 3.84-acre plot of land, currently available for sale. This additional land presents an exceptional opportunity for equestrian activities, grazing, and potential development (subject to planning approval and standard consents). Its expansive size and adjoining placement offer a wealth of possibilities for creating an even more remarkable living environment.

The current owners most commonly use the rear entrance hall to access the property via the driveway or garage, which has a convenient WC immediately off it, the entrance hall leads to the kitchen/breakfast area with a fabulous inglenook fireplace which houses an Aga, leading to the utility room. From the kitchen, a door leads to the generous sitting room and dining room, both with attractive fireplaces. The beautiful handcrafted staircase leads to a wonderful landing which feeds two impressively large double bedrooms, three smaller doubles, and a family bathroom.

Externally, the gardens are well stocked and maintained, with the house sitting centrally within the plot and the driveway to side which is capable of accommodating 10+ vehicles. Additionally there is a double garage, a cellar, a stable block large enough for 3 horses, and a paddock to the rear.

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



## LOCATION

Situated in the charming Hamlet of Broad Street, on the outskirts of the historic village of Hollingbourne, this property enjoys convenient proximity to various amenities. These include a mainline railway station providing access to London Victoria and Ashford International stations, excellent connectivity to motorway networks, a highly-regarded primary school, several welcoming pubs, a station cafe, a historic church, a hairdresser, osteopath services, and scenic local parks offering idyllic countryside walks.

## ACCOMMODATION

### Ground Floor:

Entrance Hall

Cloakroom

Kitchen/Breakfast Room

Utility Room

Sitting Room

Dining Room

Cellar

### First Floor:

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

Second Floor:

Bedroom Five

## EXTERNALLY

Gardens

Double Garage


Driveway

Stables

Paddock

## 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>33</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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**PilgrimsWay Hollingbourne, Maidstone**

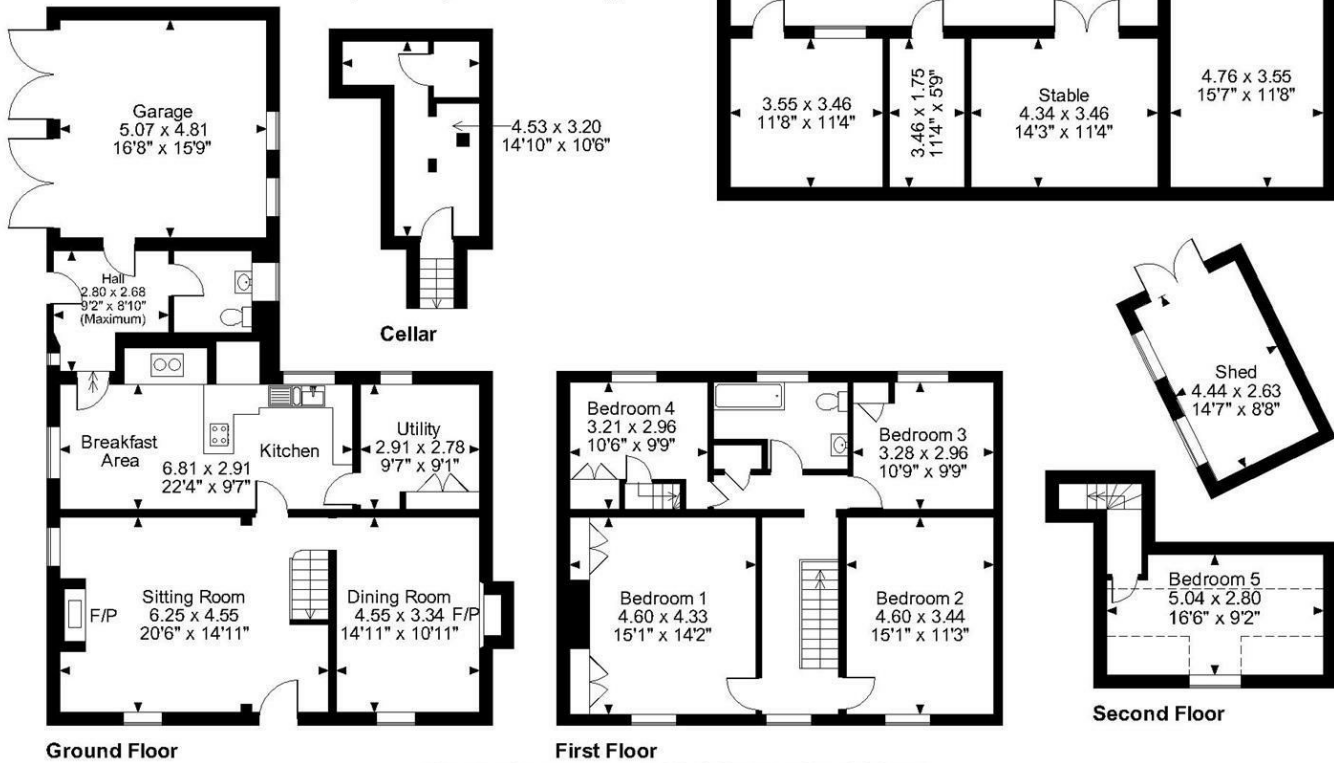
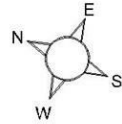
Approximate Gross Internal Area

Main House = 1950 Sq Ft/181 Sq M

Garage = 261 Sq Ft/24 Sq M

Outbuilding = 689 Sq Ft/64 Sq M

Total = 2900 Sq Ft/269 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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