



Crumps Lane, Ulcombe, Maidstone, Kent, ME17 1EU
Guide Price £900,000

GUIDE PRICE £900,000 TO £950,000

This Grade 2 listed Farmhouse comes with a separate 2 bedroom, 2 bathroom Annexe and 2.5 acres of gardens and paddocks offering the ideal opportunity for those looking for equestrian use.

Brunger Farm is situated 'twixt the villages of Headcorn and Ulcombe in an idyllic quiet country location. Headcorn is just over 2 miles to the south and offers a wide range of shops as well as a mainline station from which there are fast and regular services to London, Ashford and the Coast.

Brunger Farmhouse was refurbished and extended in recent years including the conversion of an outbuilding into the current Annexe. A condition of the planning consent is that Use of the Annexe has to be associated with the principal dwelling. There is an extensive parking area to the front of the property. Brunger Farmhouse has been tastefully extended and modernised in keeping with its original period features but also benefits from heating via a ground source heat pump which serves both underfloor ground floor heating and radiators. There is a private drainage system

Viewing of this superb family home is highly recommended by the Selling Agent who can be contacted on 01622 746273



GROUND FLOOR

- Entrance Hall 16'7" x 7'1" (5.06m x 2.16m)
- Living Room 12'1" x 11'10" (3.69m x 3.61m)
- Kitchen/Dining Room 19'4" x 13'11" (5.90m x 4.25m)
- Boiler Room 9'3" x 6'9" (2.82m x 2.07m)

FIRST FLOOR

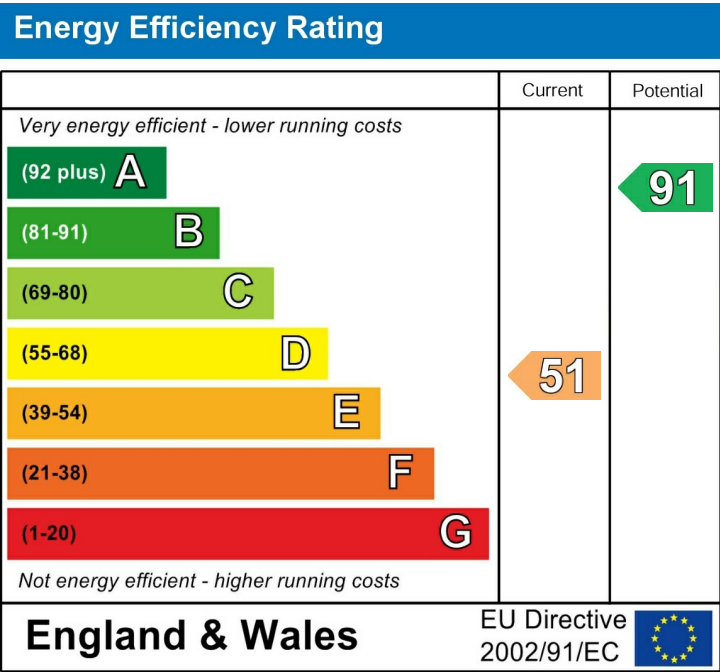
- Bedroom 1 14'9" x 13'8" (4.50m x 4.17m)
- En-Suite
- Bedroom 2 12'3" x 10'0" (3.75m x 3.05m)
- Bedroom 3 12'3" x 7'11" (3.75m x 2.43m)
- En-Suite
- Family Bathroom

ANNEXE

- Sitting Room/Kitchen 16'6" x 16'0" (5.03m x 4.90m)
- Bedroom 1 11'9" x 10'8" (3.59m x 3.26m)
- En-Suite
- Bedroom 2 10'7" x 10'5" (3.25m x 3.19m)
- En-Suite

EXTERNALLY

Brick Outbuilding 16'7" x 14'10" (5.08m x 4.54m)



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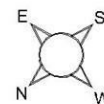
Approximate Gross Internal Area

Main House = 1658 Sq Ft/154 Sq M

Brick Outbuilding = 248 Sq Ft/23 Sq M

Annexe = 612 Sq Ft/57 Sq M

Total = 2518 Sq Ft/234 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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