



# Stanholm Residential Home

Ref: 8877754

Mill Hill, Edenbridge, TN8 5DB

Freehold: £950,000

Vacant detached Grade II Listed property

2 storey purpose built extension

22 bedrooms, 9 en suite

Internal size circa 657 square meters

Level garden and off street parking

Shaft lift. Energy Rating C



A Grade II Listed detached property, which has been converted with a modern two storey purpose built extension.

Client accommodation is on the ground and first floors served by a shaft lift, and there is also ancillary accommodation on the lower ground floor.

A video tour is available at the link below:

<https://bakerlile-360virtualtours21.s3.eu-west-2.amazonaws.com/stanholm/index.htm>

---

### **Location**

The home is in Edenbridge - a popular commuting town on the Kent/Surrey border, in a predominantly residential location, on a bus route near a hospital and less than one mile from the train station, which has trains to London in circa one hour.

---

### **Internal Details**

Lower Ground floor - kitchen, laundry and linen store.

Ground Floor - reception, two lounges with access to the garden, dining room and kitchenette, two offices, eight bedrooms (four en suite), shaft lift.

First Floor - 14 bedrooms (four en suite), bathroom and shower room.

---

### **The Opportunity**

This is an excellent opportunity to acquire a vacant detached Grade II Listed residential care home with a purpose built extension, which is situated in an affluent area on the Kent/Surrey border.

---

### **External Details**

There are level enclosed gardens and patio seating areas and a further area to the rear providing communal off street parking and gardens.



National Commercial Property  
Compliance & Marketing

- Energy Performance Certificates (EPCs)
- Professional Property Photography
- Land Registry Compliant Lease Plans
- Measured Surveys (CAD Drawings)
- Property Floor Plans
- Elevated Property Photography
- Asbestos Management Reports
- Fire Risk Assessment Reports



While every effort has been made to ensure the accuracy of the floor plan contained herein, BakerLife does not accept liability for any errors, omissions or misstatements, whether or not negligent, in respect of any statements, drawings or plans contained herein. The drawings and plans are provided for informational purposes only and are not intended to be used for legal or other purposes. The drawings and plans are provided on an 'as is' basis and BakerLife does not accept liability for any errors, omissions or misstatements, whether or not negligent, in respect of any statements, drawings or plans contained herein. The drawings and plans are provided on an 'as is' basis and BakerLife does not accept liability for any errors, omissions or misstatements, whether or not negligent, in respect of any statements, drawings or plans contained herein.

DO NOT SCALE THIS DRAWING

Drawing Key

--	--	--

Rev	Date	Amendments
-----	------	------------



Project  
Floor Plans  
Starholm Residential Care Home  
Edinburgh  
North  
TNS SDB  
Drawing No: 8888-20-JNL-22  
Drawing Title: Floor Plan  
Drawing Date: 2022  
Drawing Size: A1

---

## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### John Harrison

Director

M:+44 7764 241 296

E:john.harrison@christie.com

London



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189