

# **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





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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.

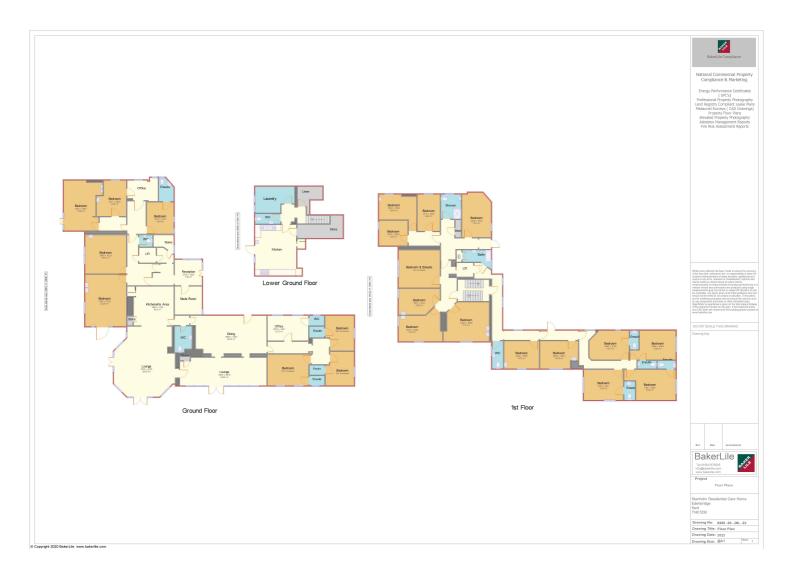
First Floor - 14 bedrooms (four en suite), bathroom and shower room.

## 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.



## **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:

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