



CATHROS LITHOS
YELSTED ROAD | YELSTED | SITTINGBOURNE | KENT | ME9 7UU
Guide Price £825,000



**Lambert
& Foster**

CATHROS LITHOS, YELSTED ROAD, YELSTED, SITTINGBOURNE, KENT ME9 7UU

An opportunity to acquire a rural property with business opportunity situated within the Kent Downs in an Area of Outstanding Natural Beauty (AONB). The smallholding includes a detached 3/4 bedroom bungalow, a large former agricultural building and various outbuildings, store room and kennels, all set in 2.83 acres of land.

MAIDSTONE 9 MILES | SITTINGBOURNE 8.2 MILES | NEWINGTON TRAIN STATION 3.4 MILES



LOCATION

Cathros Lithos is situated in a truly rural location on the Kent Downs within the Area of Outstanding Natural Beauty (AONB) and yet only a short distance from the A249, the M2 to the north and the M20 to the south. Yelsted is a small rural hamlet serviced by a network of country lanes.

DESCRIPTION

The property is currently used for professional dog training and has the potential to be used for a number of other uses including equestrian subject to planning consent. The main property is single storey and comprises of 3/4 bedrooms, open plan kitchen/dining room and L shaped sitting room. The well appointed accommodation could benefit from some updating.

OUTSIDE

The property is approached over a trackway off Yelsted Road which is shared by 2 other properties. Cathros Lithos is at the end of the track with a mainly lawned area leading round to extensive parking and the former farm buildings.

LONG BARN

This measures 156' x 53' and is divided internally in to 4 separate rooms, one of which is currently used as an office. The building has been insulated and is currently used for dog training, however it could be adapted for a number of different uses subject to necessary planning consents. Attached to this building are 9 purpose built kennels and a store.







FURTHER OUTBUILDING

Providing further range of kennels and storerooms overlooking the exercise paddock.

LAND

The grounds extend to some 2.83 acres, and this is currently used as dog agility and exercise paddocks extending down to a further field area which gently slopes away and enjoys unrivalled views over the valley below. These can be enjoyed from the roofed timber deck area used for entertaining.

METHOD OF SALE

The freehold of the site is to be sold on a Private Treaty basis.

TENURE

Freehold

SERVICES

Mains water and electricity, oil fired central heating, private drainage.

LOCAL AUTHORITY

Maidstone Borough Council

COUNCIL TAX

F

EPC RATING

E

VIEWING

Strictly by appointment with the agents Paddock Wood office on 01892 832325 Option 3. Contact Will Jex or Antonia Mattinson.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.



**Lambert
& Foster**



arla | propertymark

OFFICES LOCATED AT:

PADDOCK WOOD, KENT
Tel. 01892 832 325
77 Commercial Road,
Paddock Wood,
Kent TN12 6DS

CRANBROOK, KENT
Tel. 01580 712 888
Weald Office, 39 High St,
Cranbrook, Kent
TN17 3DN

HYPHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe,
Kent CT21 4HU

WADHURST, SUSSEX
Tel. 01435 873 999
Helix House, High Street,
Wadhurst, East Sussex
TN5 6AA