



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



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



OUTSIDE

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 conscent. 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.

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' \times 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

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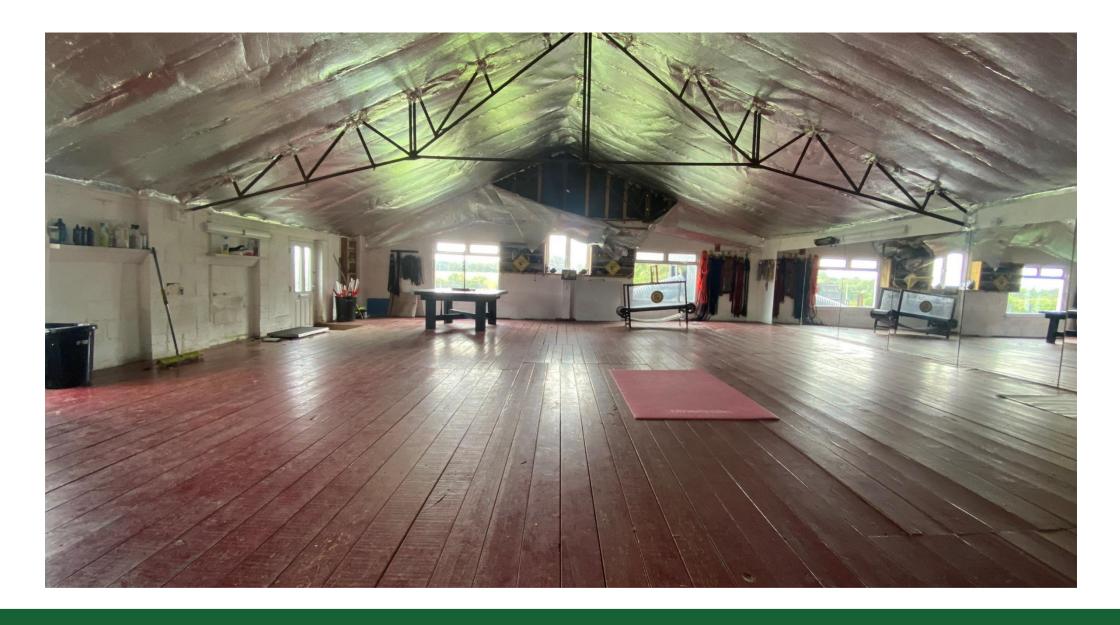
EPC RATING

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VIEWING

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

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