



**Lambert
& Foster**



SMITHS HILL BARN

SMITHS HILL | WEST FARLEIGH

A unique four bedroom detached barn conversion with land totalling 2.36 acres as a whole set in an elevated position with far reaching countryside views offering equestrian facilities and located within a tranquil semi-rural hamlet. The flexible accommodation is well presented and set over three floors with a large master bedroom enjoying an en-suite bathroom. Outside there is a floodlit Soft Track riding arena, detached stable and paddocks with a large driveway incorporating ample parking with an electric car charging point and a versatile detached home office/studio. Viewing is highly recommended regardless of equestrian interest to appreciate exactly what is on offer.

Guide Price £900-£925,000

FREEHOLD



SMITHS HILL BARN

SMITHS HILL | WEST FARLEIGH | ME15 0PG

The front door opens into a spacious entrance hall with plenty of coat hanging space and shoe/boot storage with an open door way through to the kitchen/dining room and there are stairs to the lower ground floor. On the lower ground floor is a large master bedroom with fitted wardrobes, dressing table and an en-suite bathroom with a separate shower. There is a further double bedroom with additional storage cupboard just outside in the hallway. There is a shower room with a corner shower cubicle and wash hand basin. In both the bedrooms there are skylight windows providing natural light. The kitchen/dining room enjoys a double aspect with two further skylight windows allow light to flood in. The kitchen is fully fitted with a comprehensive range of oak wall, base and drawer units under granite work surfaces with integrated appliances. There is a door to a cloakroom with low level WC and wash hand basin and a door to the sitting room. The sitting room has a log burner located in the corner of the room with doors opening to a side patio providing views over the grounds and beyond to the surrounding countryside. From the sitting room are stairs to the first floor. On the first floor there two further double bedrooms separated by a landing with a door to a WC with a wash hand basin. Both bedrooms have fitted wardrobes and access to eaves storage space.

Outside: From the front a five bar gate opens into a gravelled driveway providing ample parking and continues around the property, leading down to the detached office/studio and stable block with access through to the riding arena. There are areas of mainly laid to lawn; one opposite the barn overlooking the arena, the other is to the side of the barn with additional views over the main paddock. A patio seating area provides a pleasant entertaining area to the side of the property with an electric car charging point and there is a further patio to the rear, again enjoying views over the valley. The equestrian facilities comprise of: Floodlit Soft Track riding arena, a Stable Yard (Chart Stables) with two stables, a foaling box, tack room, feed room and undercover jump and hay store. All the stables have rubber matting and are fully boarded with electrics, hot and cold water. There is also an area of hard standing for muck with direct access to the driveway. The main paddock is located to the east side of the plot with separate gated access.



GENERAL:

Tenure: Freehold.

Construction Type: Brick built with a timber frame and timber weather boarding all under a tiled roof. **Services & Utilities:** Oil fired central heating with mains electricity and water supply with private drainage services connected but not tested. Broadband Connection: Standard available but not tested. Mobile Coverage: Available with ok to good coverage from main providers. Further information can be found at www.ofcom.org.uk.

Local authority: Maidstone Borough Council **Council tax:** Band F **EPC:** D (63)

Flood & Erosion Risk:

Property flood history: None. **Rivers and the sea:** Very low risk. **Surface water:** Very low risk. **Reservoirs:** Flooding from reservoirs is unlikely in this area. **Groundwater:** Flooding from groundwater is unlikely in this area.

Information sourced from www.gov.uk/check-long-term-flood-risk. If you're unable to use the online service, you can call; Floodline; T: 0345 988 1188. Typetalk: 0345 602 6340

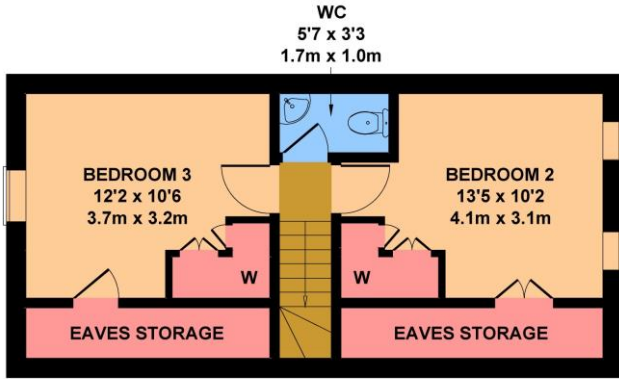
VIEWING: To confirm directions and book a viewing strictly by appointment only with the agents call:

Paddock Wood Office: 01892 832325.

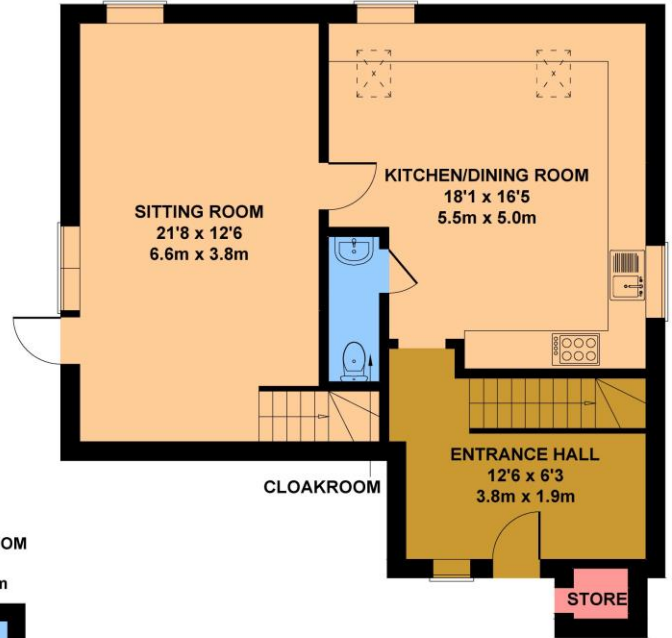
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FLOOR PLANS

For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.

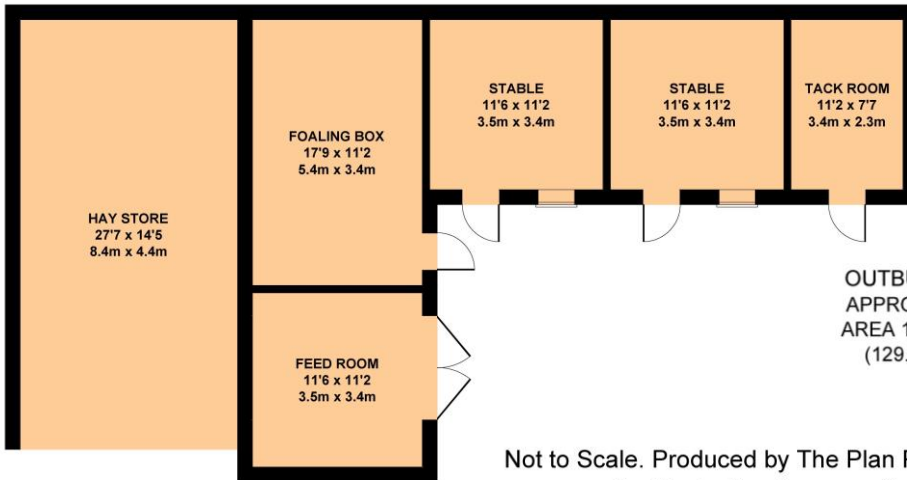
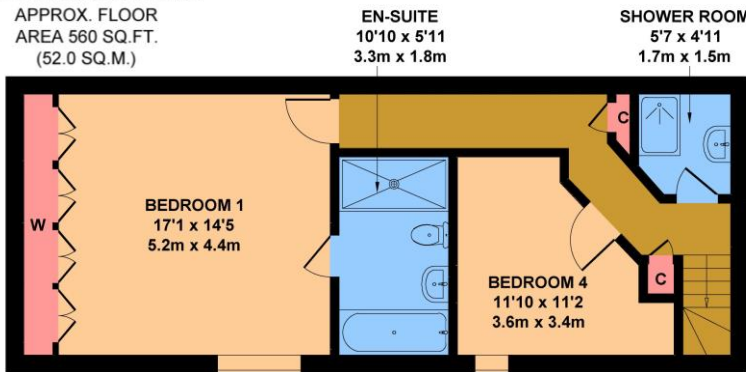


FIRST FLOOR
APPROX. FLOOR AREA 311 SQ.FT. (28.9 SQ.M.)

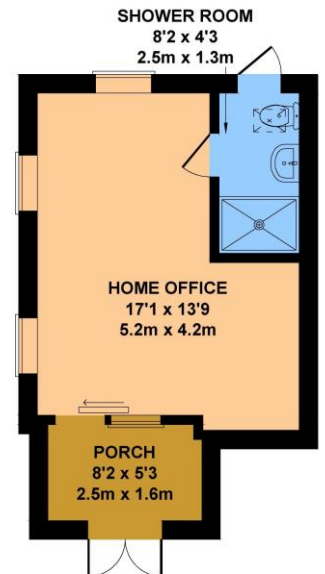


GROUND FLOOR
APPROX. FLOOR AREA 720 SQ.FT. (66.9 SQ.M.)

LOWER GROUND FLOOR
APPROX. FLOOR AREA 560 SQ.FT. (52.0 SQ.M.)



OUTBUILDINGS
APPROX. FLOOR AREA 1398 SQ.FT. (129.9 SQ.M.)



Not to Scale. Produced by The Plan Portal 2024
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PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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