



Lambert & Foster



THE FARMHOUSE

BRIMSTONE HILL | MEOPHAM

An opportunity to purchase a charming detached farmhouse offering three double bedrooms with two further attic rooms available. The characterful accommodation is set over three floors and showcases many original features throughout. The property also benefits from off road parking and a southerly rear aspect which incorporates a garden well and a modern summerhouse/studio benefitting from a supply of power and water. Situated on a quiet country lane in a semi rural location on the outskirts of the village. Only a short drive to local amenities and major transport links including a mainline station at Meopham and motorway links via the M2 and M20.

Offered to the market with NO FORWARD CHAIN.

Guide Price £800,000

FREEHOLD



THE FARMHOUSE

BRIMSTONE HILL | MEOPHAM | DA13 0BN

- A three bedroom detached farmhouse with two further attic rooms
- Situated on a country lane in a semi rural location on the outskirts of the village
- Kitchen, Sitting room, Dining room, Cellar and Modern downstairs shower room
- Southerly rear aspect garden including a Well and a summer house/studio
- Only a short drive to local amenities and to major transport links by road and rail
- Benefiting from off road parking and is offered with NO FORWARD CHAIN

GENERAL: Tenure: Freehold. **Construction Type:** Brick built under a tiled roof with tiled and weather boarding to the first floor elevations. **Services & Utilities:** Oil fired central heating with mains water supply and private drainage via cesspit services connected but not tested. **Broadband Connection:** Available as Standard broadband. **Mobile Coverage:** Okay to good coverage from the main providers. Further information can be found at www.ofcom.org.uk. **Local authority:** Gravesham Borough Council. **Council tax:** Band F. **EPC:** E (39).

Flood & Erosion Risk: Property flood history: None known in the vendors ownership. **Rivers and the sea:** Very low risk. **Surface water:** High 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. Ttypetalk: 0345 602 6340

Viewing: To confirm directions and book a viewing strictly by appointment only with the agents call: **Paddock Wood Office:** 01892 832325.



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 Property Misdescriptions Act 1991, 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.

FLOOR PLANS

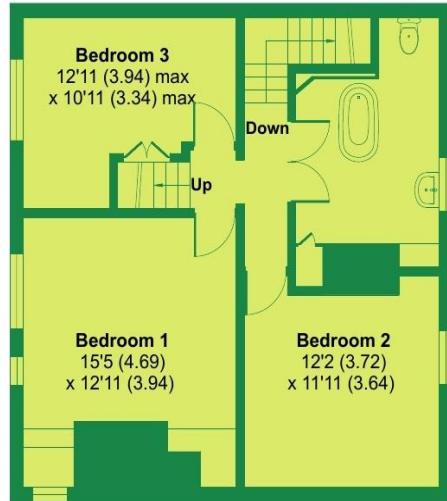
For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.



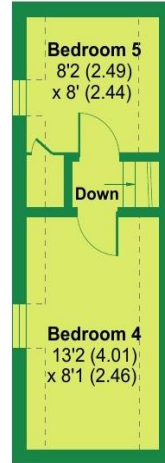
Approximate Area = 1891 sq ft / 175.6 sq m
 Limited Use Area(s) = 49 sq ft / 4.5 sq m
 Total = 1940 sq ft / 180.1 sq m

For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheocom 2024. Produced for Lambert and Foster Ltd. REF: 1094195

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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