



Lambert & Foster



THE GRANARY

HALE STREET | EAST PECKHAM

A unique opportunity to purchase an idyllic Grade II listed barn conversion providing unique and spacious accommodation incorporating an abundance of character and charm throughout. Offering four double bedrooms with an open plan kitchen/breakfast/living room on the first floor enjoying vaulted ceilings. Situated within a private hamlet on the outskirts of the village with a southerly aspect established rear garden backing onto farmland, a garage and off road parking. Short drive to local amenities, major transport links including a mainline railway station at Paddock Wood.

Guide Price £750,000

FREEHOLD



THE GRANARY

289 HALE STREET | EAST PECKHAM | TN12 5HZ

- Idyllic Grade II listed barn conversion providing unique and spacious accommodation
- Four double bedrooms with an open plan kitchen/breakfast/living room upstairs
- An abundance of character and charm throughout including exposed beams
- Southerly rear aspect established garden with decking area backing onto farmland
- Situated within a private hamlet on the outskirts of the village
- Short drive to local amenities, major transport links including a mainline railway station

GENERAL: Tenure: Freehold. **Construction Type:** Brick base and timber frame barn conversion under a tiled roof and weather boarding to all elevations. **Services & Utilities:** Gas fired central heating with all other mains services connected but not tested. **Broadband Connection:** Yes standard and superfast. **Mobile Coverage:** Likely. Further information can be found at www.ofcom.org.uk. **Local authority:** Tonbridge and Malling Borough Council. **Council tax:** Band F. **EPC:** N/A.

Flood & Erosion Risk: Property flood history: None. **Rivers and the sea:** Very low risk. **Surface water:** High risk. **Reservoirs:** There is a risk of flooding from reservoirs 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. T: 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.

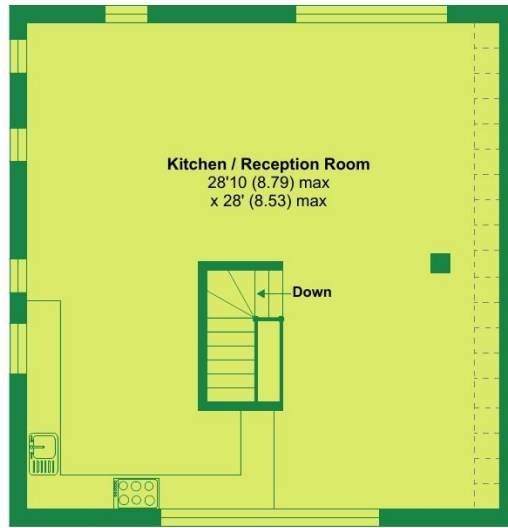
FLOOR PLANS

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

The Granary, 289 Hale Street, East Peckham, Tonbridge, TN12 5HZ

Approximate Area = 1670 sq ft / 155.1 sq m
 Limited Use Area(s) = 43 sq ft / 4 sq m
 Garage = 221 sq ft / 20.5 sq m
 Total = 1934 sq ft / 179.6 sq m

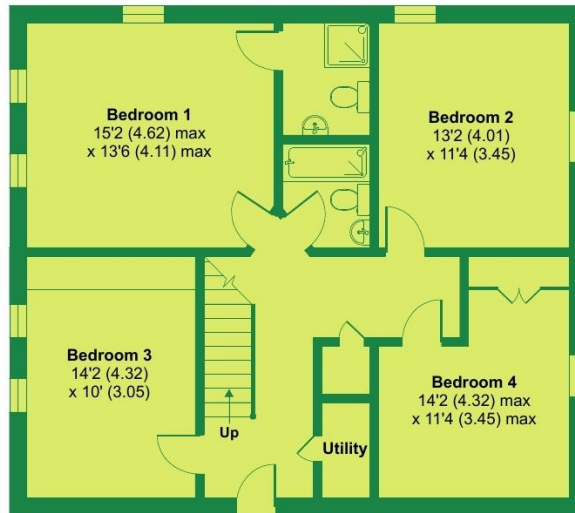
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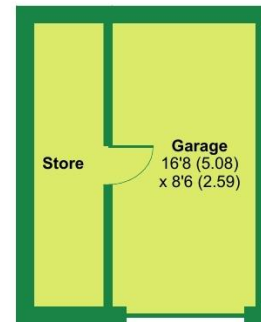
FIRST FLOOR



Denotes restricted head height



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lambert and Foster Ltd. REF: 1144448

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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