



**YE MAYDES**

13 - 15 HIGH STREET, BIDDENDEN, KENT TN27 8AL



**Lambert  
& Foster**



LAMBERT & FOSTER | YE MAYDES, BIDDENDEN

## YE MAYDES, 13 – 15 HIGH STREET, BIDDENDEN, KENT TN27 8AL

A significant Grade I Listed high street residence, retaining an abundance of period features, formerly the well known Ye Maydes restaurant, combining a four bedroom family home and a ground floor former commercial concern, planning permission has been granted for conversion into two, three bedroom residential properties, with courtyard style gardens and parking, all occupying a prominent high street location within this popular and picturesque Wealden village. Cranbrook School catchment area.

GUIDE PRICE £695,000 FREEHOLD



### SITUATION

Ye Maydes is centrally located within this picturesque Wealden village famed for its Siamese twins Eliza and Mary Chulkhurst (circa 1100), period buildings and Betersden marble high street. Everyday amenities include a general store with post office, coffee shop, Michelin star West House restaurant, primary school, village hall, tennis courts and bowls club. The market

town of Cranbrook and historic Cinque Port town of Tenterden provide a comprehensive range of amenities and professional services. Excellent educational facilities in the area in both the state and private sectors include Cranbrook School, Dulwich School, St Ronan's and Sutton Valence (schoolsnet.com)



## DESCRIPTION

Ye Maydes is an impressive, terraced Grade I Listed, timber framed high street residence, presenting elevations of plaster infilling and timbers with leaded light, single glazed mixed metal and oak framed windows, beneath a pitched clay tiled roof with impressive catslide to rear. It is understood, the bay windows and plaster façade was added in the circa 1950s and subject to obtaining all relevant consents could be restored back to the brickwork similar to the neighbouring property. Throughout this beautiful building an abundance of features indicative of the period include a wealth of exposed beams, timbers, studwork, wide turning staircases and impressive inglenook fireplaces. The property's commercial history, includes being run as an antiques shop, tea rooms and since the 1970's a popular, traditional restaurant. A commercial kitchen is still in situ.

Planning Permission was granted ref PA/2023/2371 on 5th July 2024 – Change of use from commercial to residential and the incorporation of the existing residential accommodation to form two separate residential dwellings.

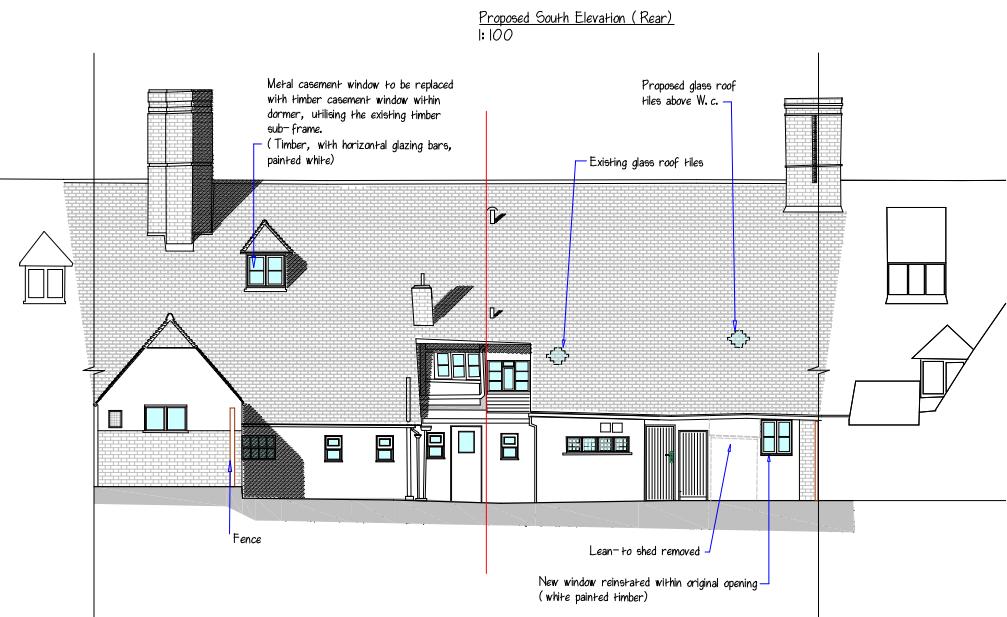
No.13 – sitting room with inglenook fireplace, kitchen/ dining room, cloakroom, first floor landing, bedroom two with en suite cloakroom, second floor bedroom 1 and a bathroom, a courtyard style rear garden and parking.

No.15 – sitting room with inglenook fireplace, kitchen and open plan dining room, cloaks/ shower room, first floor bedroom, study/dressing room, first floor bedroom two and an ensuite shower room. The property could be sympathetically renovated and continue as a significant family home.



## GARDEN

To the rear is a good size southerly facing, courtyard style garden including a detached timber and blockwork double garage, the whole enclosed by fencing.



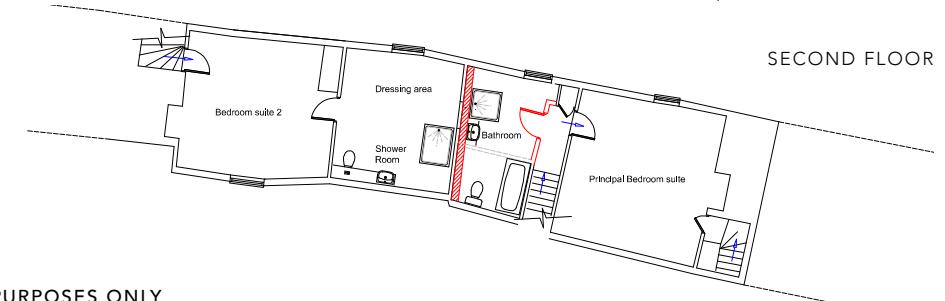
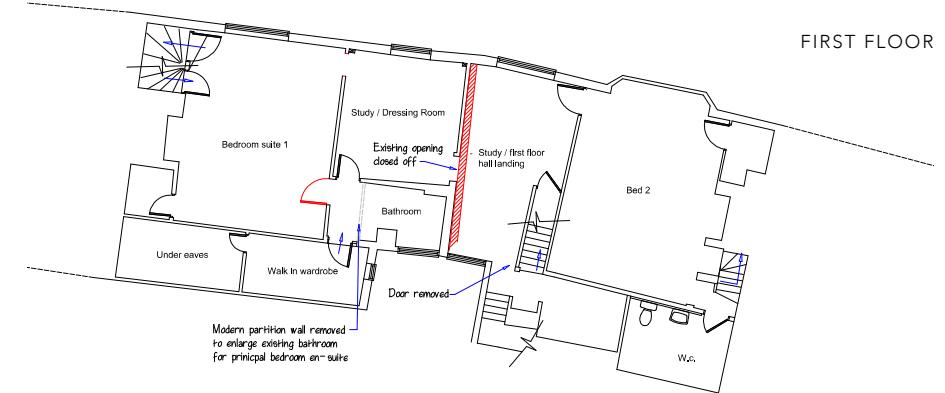
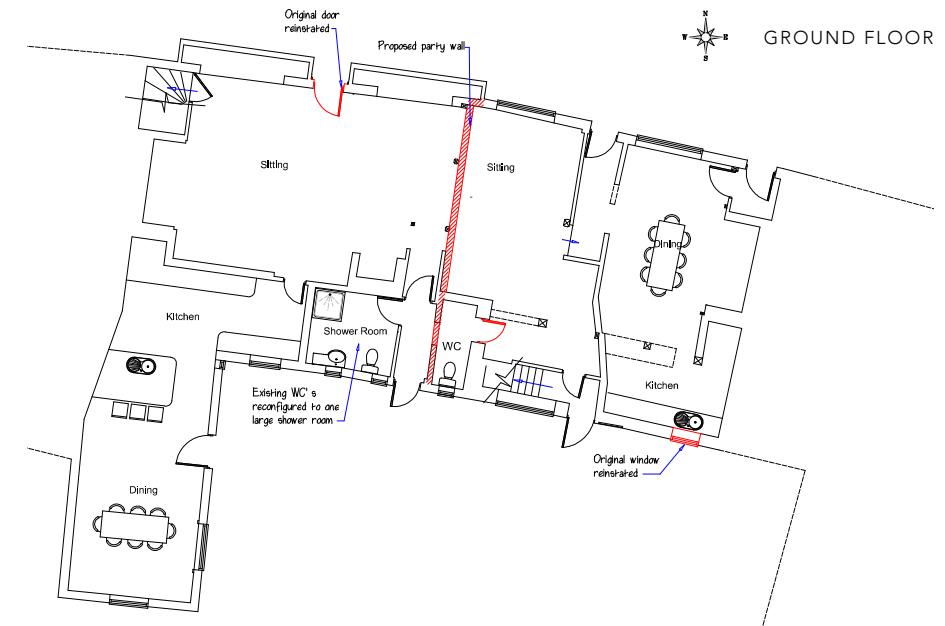
## FLOOR PLANS - CURRENT



Gross Internal Area : 377.77 sq.m ( 4066.31 sq.ft)



## FLOOR PLANS - PROPOSED



**VIEWINGS:** Strictly by appointment with the Agent's Cranbrook office 01580 712888.

**PLANS & DRAWINGS:** With kind permission of Price Whitehead. [www.pricewhitehead.co.uk](http://www.pricewhitehead.co.uk)

**SERVICES:** Mains electricity, water and drainage. Mains gas fired central heating.

**MOBILE & INTERNET:** (Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

**METHOD OF SALE:** For sale by Private Treaty.

**LOCAL AUTHORITY:** [ashford.gov.uk](http://ashford.gov.uk)

**COUNCIL TAX:** Band D

**EPC:** Exempt Grade I Listed

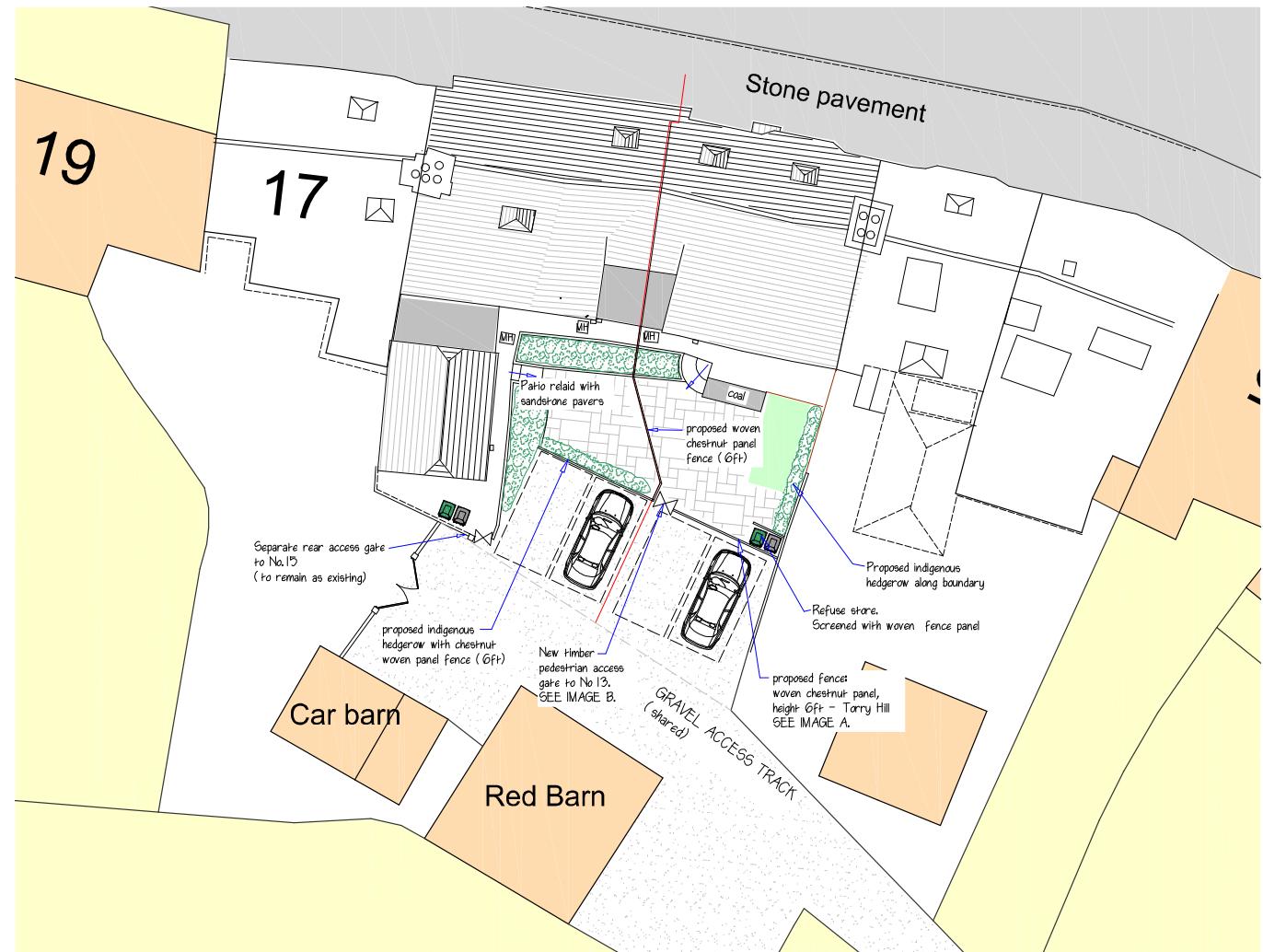
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The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

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