



Lambert & Foster



THE FARMHOUSE

LITTLE HOOKSTEAD FARM | HIGH HALDEN | KENT | TN26 3NH

A recently renovated, detached farmhouse providing well presented four bedroom, two reception room family accommodation, complemented by a part walled garden and gravelled parking, all occupying a semi-rural location set on the periphery of the village.

Guide Price £550,000

FREEHOLD



THE FARMHOUSE

LITTLE HOOKSTEAD FARM | HIGH HALDEN | KENT | TN26 3NH

The Farmhouse is a detached character residence, which has been recently renovated set on the edge of a former Wealden farmstead, the neighbouring former agricultural buildings all now converted into separate residential dwellings. The well presented accommodation is arranged over two floors with features including a useful entrance porch leading to the dining room with brick fireplace and exposed chimney breast. The sitting room has a brick open fireplace with exposed chimney breast. The kitchen/breakfast room is comprehensively fitted with a range of Shaker style units with some integral appliances including Range style cooker with extractor hood over, dishwasher, fridge and freezer, breakfast bar, butler sink with mixer tap over, double doors open out to the rear garden.

An oak staircase with newel post, leads up to the first floor landing, with access to four bedrooms, incorporating three double rooms and one single room. The main bedroom overlooks the rear garden, served by an en suite shower room. Bedrooms 2, 3 and 4 are served by a family bathroom, fitted with a white suite.

Outside, an open access leads onto gravelled parking for approximately 2/3 vehicles with post and rail fencing and hedging. A part walled rear garden is laid to lawn incorporating a paved patio.



- Total floor area approximately 1259 sq ft / 116.9 sq m
- Entrance porch
- Sitting room with brick open fireplace
- Dining room with brick fireplace
- Fitted kitchen/breakfast room
- First floor landing
- Four bedrooms incorporating a main bedroom with an en suite shower room
- Family bathroom
- LPG central heating
- Double glazing
- Gravel parking
- Semi-rural location on edge of village
- Historic Cinque Port Town of Tenterden 3 miles
- Ashford 10 miles

DIRECTIONS

On entering High Halden from a westerly direction, following the A28, proceed past Homeleigh Timber and on past Halden Close, taking the next left-hand turning into Hookstead. Follow this road on, taking the left-hand turning into the continuation of Hookstead. Proceed past the houses on the left and on past the open field. Take the next left hand turning where upon The Farmhouse will be found almost facing you, set off to the right hand side.

GENERAL

Tenure: Freehold

Services: Mains electricity, water and drainage. Below ground tank with LPG gas central heating.

Local authority: Ashford Borough Council

www.ashford.gov.uk 01233 331111

Council tax: Band E **EPC:** E (53)

VIEWING

By appointment only.

Cranbrook Office: 01580 712888.

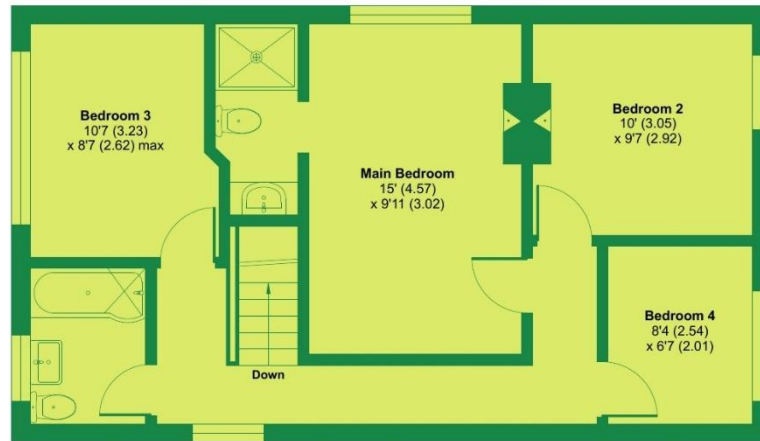
FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

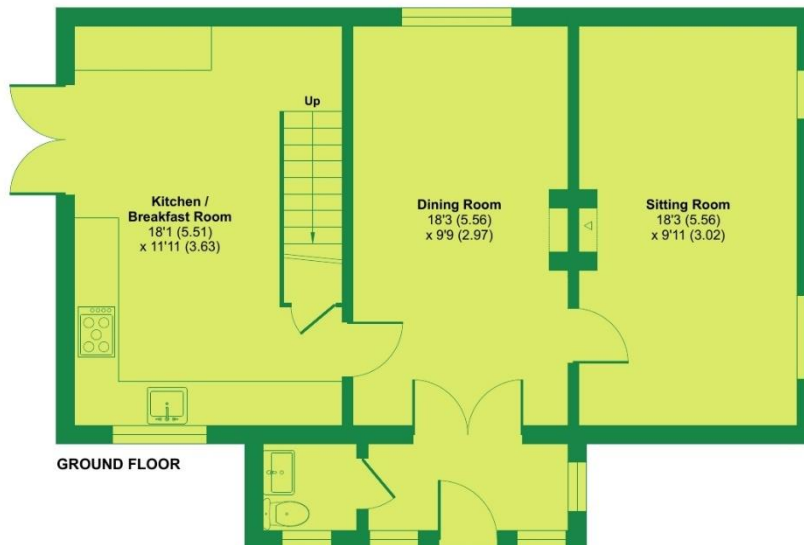
The Farm House, High Halden, Ashford, TN26 3NH

Approximate Area = 1259 sq ft / 116.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Lambert and Foster Ltd. REF: 992432

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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