



## Barn Cottage Harvel Street

Harvel, Meopham, DA13 0DE Freehold

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Asking Price £725,000



**A charming character cottage built circa 1900 located within the sought after hamlet of Harvel on the outskirts of Meopham. There are 2/3 bedrooms and 2 reception rooms, detached garage and off-road parking for 4 further vehicles. Offered to the market with no onward chain.**

### Overview

- Chain free
- EPC rated D
- Council tax band F
- 2/3 bedrooms
- 2 reception rooms
- off-road parking and detached garage
- Calor gas heating
- Wood burning stove
- Character features
- Exposed timbers

### Description

Barn Cottage was formally a farm barn converted to residential use in the early 1900's and was originally a thatched cottage having later been re-roofed. The current owners use the side door to enter the property which gives access to a hallway, downstairs WC and good size utility room. The kitchen breakfast room is fitted with units, ample work tops, oven, hob and extractor. The main reception room has a large woodburning stove set in an exposed brick chimney breast and patio doors out on to the rear garden. A second reception room with an open fire completes the ground floor accommodation. The first floor landing is currently arranged as a large open living area with bedrooms at either end. In our opinion this room could be partitioned to create a third bedroom and separate access to the other two bedrooms. There is a bathroom with shower over the bath and fitted vanity cupboards.





Outside the property are typical cottage style gardens to both front and rear with areas of lawn and mature shrub and flower borders, there are also several mature trees. There are several sheds and wood stores to remain. A small area of the garden has been fence enclosed and contains the Calor gas tank and another shed. The property is entered via a five bar gate and has a central driveway with parking for two cars. There is also a driveway in front of the garage and in neighbouring Hart Lane. The detached single garage has been boarded on the inside but could be re-opened.

#### Location

The Hamlet of Harvel is sited just outside the village of Meopham and remains one of the most sought after

locations within the parish. Nearby Meopham is sited between Gravesend and Wrotham on the A227 and benefits from many local amenities and transportation links. The A2/M2 and M20/26 motorway networks are both within easy reach as is Meopham mainline rail station with services to Victoria (35mins), Ebbsfleet International station is within a short drive and Gatwick can be reached in approximately 40 minutes. There are several local primary and secondary schools within Meopham and the neighbouring villages and grammar schools at nearby Gravesend and Dartford. Local shops are found at Meopham Parade with more comprehensive shopping facilities found at Waitrose in Longfield, Morrisons in Northfleet and of course Bluewater at Greenhithe (15 mins).

#### Viewing arrangements

Strictly by prior appointment with Kings

#### Directions

From our Meopham office proceed south along the A227 Wrotham Road and turn left into The Street at 'The George' public house. Take the first right into Whitehill Road which becomes David Street and follow the road for some distance. Upon entering Harvel the property is found on the right hand side just after the turning for Hart Lane.

#### Property information

Main electric, water and drainage. Calor gas central heating.

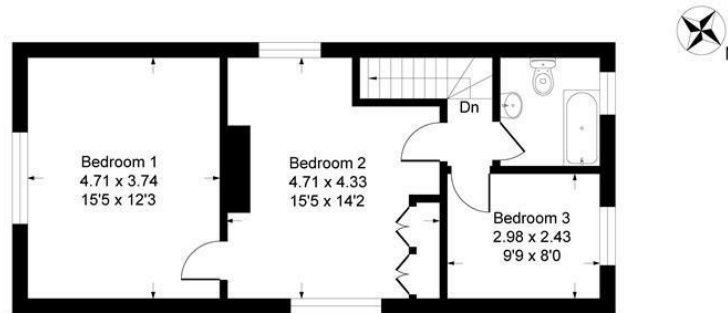


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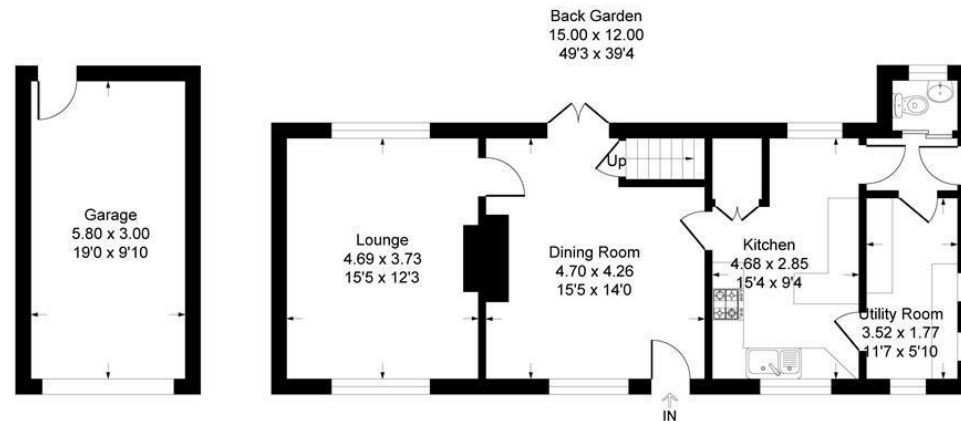
Approximate Gross Internal Area = 114.9 sq m / 1237 sq ft

Garage = 17.4 sq m / 187 sq ft

Total = 132.3 sq m / 1424 sq ft



First Floor



Garage

Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced By Planpix

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