

*A detached three bedroom  
traditional Kent cottage situated in  
the rural village of Eastling.*

Rent £1,800 pcm  
Ref: Belmont Estate

Pig Green Cottage  
Tong Lane  
Eastling  
Faversham  
Kent  
ME13 0BJ



To let unfurnished on an Assured Shorthold Tenancy for a term of twelve months with a view to extending.

Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 726100

And The London Office  
40 St James Street  
London SW1A 1NS

[email@clarkeandsimpson.co.uk](mailto:email@clarkeandsimpson.co.uk)  
[www.clarkeandsimpson.co.uk](http://www.clarkeandsimpson.co.uk)



## Location

Pig Green Cottage occupies a superb rural position in a quiet location. This quaint Kent cottage is situated on The Belmont Estate and is surrounded by in-hand farm land. The local village of Eastling offers a primary school and public house. The town of Faversham lies 6 miles to the North East of Eastling, Maidstone is 16 miles to the west and the city of Canterbury lies 14 miles to the east; all of which provide a full array of services within a convenient distance.

## The Harris Belmont Charity

The property is part of a private estate owned by the Harris Belmont Charity. The estate was in family ownership since 1801. Today the estate is held in a charitable trust, and comprises of a 2000 acres farm, 670 acres of forestry and an 17th century house. Belmont House and garden is open to the public during the summer months and offers tours to view the extensive collections of clocks, armoury and other items of interest in what was the family home.

## The Accommodation of Pig Green Cottage

### Ground Floor

Entering through a wooden front entrance door into

#### *Sitting Room* 16'6 x 10' (5.05m x 3.04m)

With large inglenook fireplace and exposed timber beams. Fitted carpet. Two windows to front of property. Door giving access to stairs to first floor and door off to

#### *Dining Room* 12' x 12' (3.65m x 3.65m)

With brick inglenook fireplace with large double door woodburner and exposed timber beams. Fitted carpet. One window overlooking the front and one to the side of the property. Door giving access to second stairs to first floor and door off to

#### *Kitchen* 18'6 x 10' (5.66m x 3.04m)

With a range of base kitchen units with an integrated white sink with mixer tap, and roll top work surface above. An extractor fan is fitted over the integrated electric cooker and ceramic hob. There is space and plumbing for a dishwasher and space for a fridge/freezer. Fireplace alcove housing oil fired boiler. Traditional red tiled flooring. Two ceiling pendant light fittings. Door leading out to rear garden. Double aspect windows overlook garden.

Door off sitting room to

#### *Snug* 13'4 x 9'6 (4.08m x 2.92m)

With feature fireplace. Double aspect windows overlooking side garden. Ceiling pendant light. Radiator. Door off to

#### *Utility* 10'8 x 7'7 (3.29m x 2.34m)

With base kitchen units, with an integrated stainless sink, and roll top worksurface over. Space and plumbing for washing machine. Radiator. Spot light fitting. Traditional red tiled flooring. Door giving access to rear.

#### *Cloakroom*

With low level WC and wash hand basin. Radiator. Traditional red tiled flooring. Feature brick wall with small glazed panes.



## First Floor

### Landing

Fitted carpet. Ceiling pendant light. Radiator. Doors off to

### Bedroom One 14'7 x 10'6 (4.48m x 3.23m)

A good sized double bedroom with fitted carpet. Radiator. Ceiling pendant light. Window to front and side elevation.

### En Suite Bathroom 10' x 6'0 (3.04m x 1.82m)

With white low flush WC, pedestal wash hand basin with individual chrome taps. Fully tiled shower cubicle with chrome shower head and controls and glazed shower screen. Extractor fan. Vinyl flooring. Pendant light fitting. Radiator. Window to rear elevation.

### Bedroom Two 10'6 x 10'6 (3.23m x 3.23m)

A spacious double bedroom with fitted carpet. Radiator. Ceiling pendant light. Window to side elevation.

### Bedroom Three 9'6 x 9' (2.92m x 2.74m)

A good sized single bedroom with fitted carpet. Radiator. Ceiling pendant light. Window to rear elevation.

### Bathroom 7'3 x 7'0 (2.22m x 2.13m)

With white low flush WC, pedestal wash hand basin with individual taps over and a free standing white roll top bath with mixer taps and chrome shower head attachment. Beige tiled flooring. Pendant ceiling light. Radiator. Extractor fan. Glazed window to rear elevation. Airing cupboard with wooden shelving and hot water tank.



**Important Note:** In addition to the rent, the tenant will pay an annual sewerage for the property.

## Outside

The property has a large garden surrounding the property. The garden is predominantly laid to grass with various mature trees and further mature hedgerows enclosing the garden to include views of surrounding countryside. **Please Note:** Access to the property is via a farm track.

**Services** Mains Water and Electricity connected. Oil fired central heating. Private Sewerage.

**Council Tax** Band F. £3,319.11 payable 2025/26

**Local Authority** Swale County Council

**Viewing** Strictly by appointment with the Agent.

**Broadband** To check the broadband coverage available in the area click this link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

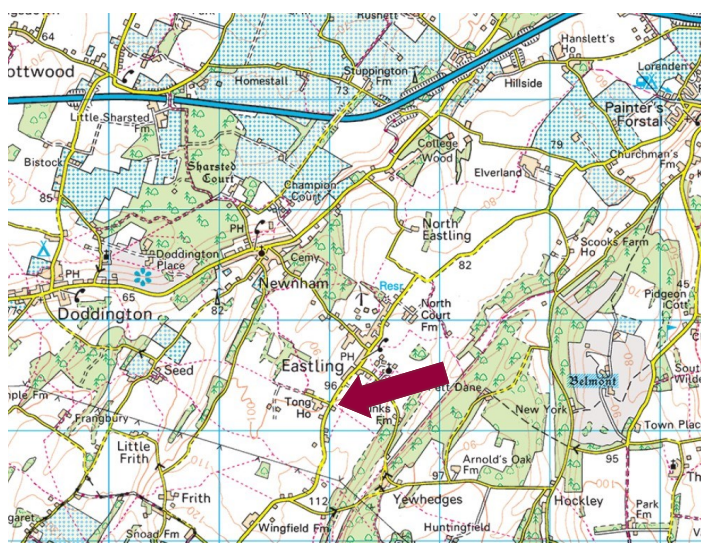
**Mobile Phone** To check the Mobile Phone coverage in the area click this link –

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**Date: June 2025**





## Directions

Take Junction 6 off the M2 and turn left onto Ashford Road. Follow the road to the A2 and turn left onto London Road. Then take the left hand turn "Brogdale Road" to Painters Forstal, then onto Eastling Road. Travel through Eastling passing The Carpenters Arms on your right and take the next right hand turn down Tong Lane (a farm track) - at the end of the track turn left and Pig Green Cottage is found in the meadow.

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