



# 2 Hookwall Cottages, Brookland, TN29 9TJ

## Guide Price £650,000 - £700,000



GUIDE PRICE £650,000 - £700,000. NO ONWARD CHAIN. Attractive link-detached three-bedroom period cottage on a 2.3 acre plot with outbuildings, stables and paddocks, carport, double garage/workshop and office, enjoying stunning countryside views, located on the outskirts of the pretty village of Brookland.

The accommodation is predominantly detached and offers a porch/boot room with door to rear deck, leading to the inner hall and on to a bright double aspect sitting room with French doors out to a decked terrace and enjoying stunning views over the surrounding countryside, with exposed brick fireplace and log burning stove, attractive cast radiator, stairs to first floor and doorway leading through to the kitchen/dining room fitted with a range of wall and base units with space for appliances and dining table and doorway back to the hall with further doorways leading to a double bedroom with cast radiator and a generous bathroom with suite comprising of a walk-in shower, bath, wall mounted basin and WC. The first floor offers two further double bedrooms both with built in storage and views.

Externally, the surroundings are breathtaking with the most glorious countryside views over open farmland. The established garden features a decked terrace offering the perfect spot for entertaining and enjoying the view. The garden is mainly laid to lawn with established shrubs and trees and gate leading to the outbuildings and driveway. There is also a large pond that is currently not in use.

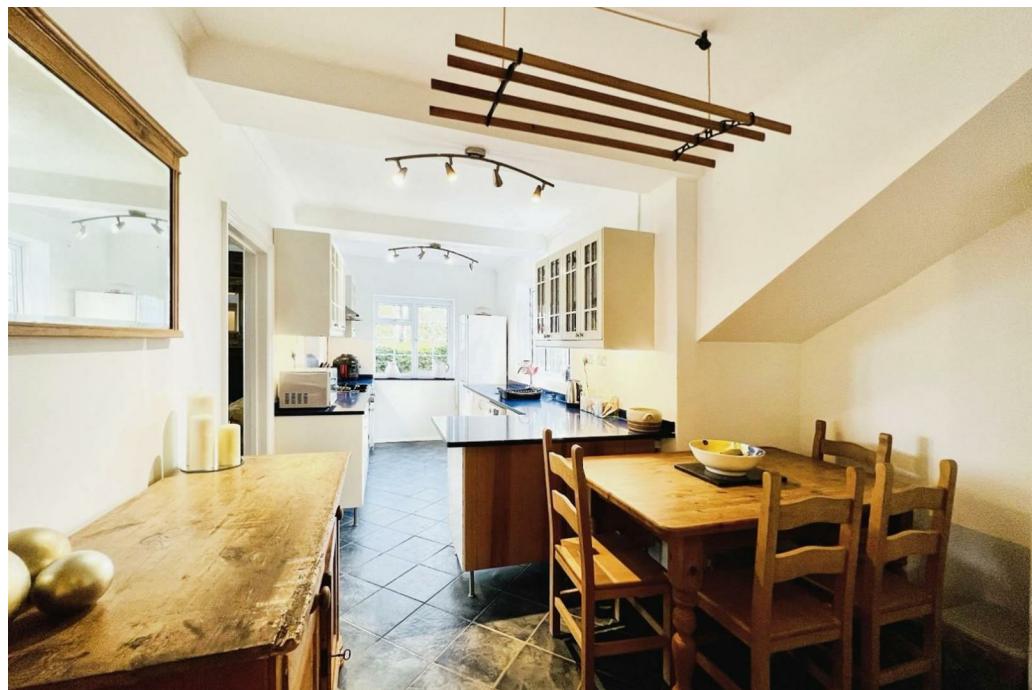
The driveway is approached by large timber gate and leads to a block, recently reroofed and consisting of three stables, a car port, garage and an additional flexible room currently used as an office/home bar. The driveway offers extensive parking for multiple vehicles and leads to a further cladded storage unit with electricity and on to the gates leading to the paddocks. CCTV and alarms are installed to cover the yard and outbuildings area as well as the gates, garden and property.

The property is situated in an idyllic rural location on the outskirts of the pretty village of Brookland. The village has a primary school and popular public house, and the larger medieval town of Rye is just 8 miles away with Tenterden and New Romney also nearby.

As well as good local state primary schools, several independent prep schools are within striking distance: Ashford, St Ronan's, Vinehall and Dulwich. Grammar schools for both boys and girls are situated in Ashford and Folkstone and The Marsh Academy is in New Romney. Coastal bathing beaches lie nearby at Littlestone and Camber and there are excellent links golf courses are at Rye and Littlestone and an active sailing club at Rye Harbour.

The property enjoys a rural setting yet offers excellent accessibility to the principal town of Ashford and its International Train Station boasts a journey time to London's St. Pancras in 38 minutes. Nearby Appledore also provides daily amenities, including a village store, public house, tea shop and village hall as well as a main line rail service to Ashford, where it connects with the high-speed service to London St Pancras.

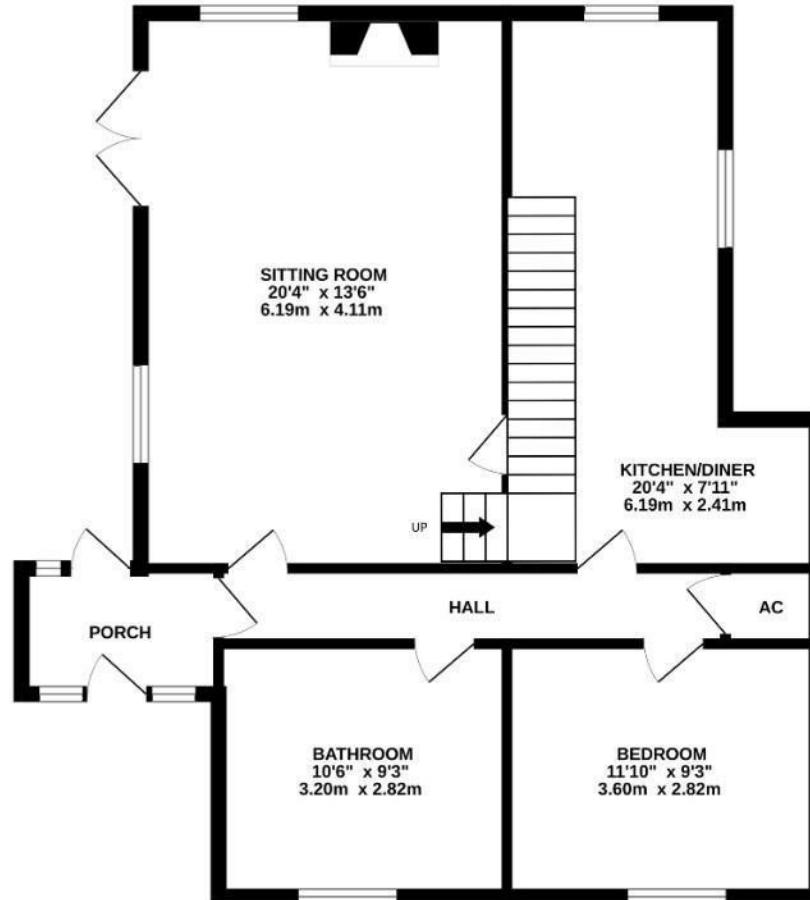
Tenure – Freehold  
Services – Mains Water, Private Sewerage, Electricity  
Heating – Oil Central Heating  
Broadband – Average Broadband Speed 5mb  
Mobile Phone Coverage – Okay to Good  
Flood Risk – Very Low



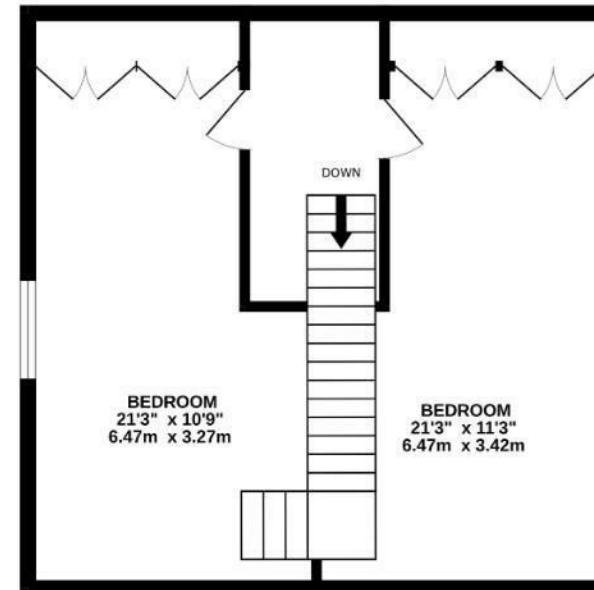


GROUND FLOOR  
743 sq.ft. (69.0 sq.m.) approx.

1ST FLOOR  
453 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 1196 sq.ft. (111.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Tenure: Freehold  
Council Tax Band: C

- UNLISTED THREE BEDROOM PERIOD COTTAGE
- OUTBUILDINGS INCLUDING STABLES, GARAGE, CARPORT AND OFFICE
- GARDENS AND PADDocks OF APPROXIMATELY 2.3 ACRES (TBV)
- RURAL LOCATION WITH STUNNING VIEWS
- OPPORTUNITY FOR EQUESTRIAN FACILITY
- EXTENSIVE GATED OFF-ROAD PARKING
- COUNCIL TAX BAND C - EPC RATING E
- NO ONWARD CHAIN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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