



1 Lightfoots Cottages, Penshurst Road, Leigh, Tonbridge, Kent,
TN11 8HN

Offers in Excess of £500,000

**Waghorn
&
Company**

Independent Estate Agents

*** Sought after Village location * A wealth of period features * Driveway with garage and hard standing parking * Scope for improvement and extension (STPP) * Outbuilding with WC * EPC rating G / Council Tax F £3,414.76 P.A ***

Waghorn & Company are proud and excited to be selected as agents for this rather special and charming cottage, believed to have been designed by the famous and influential architect George Devey. The property, while in need of attention and renovation, has a wealth of charm and original features. An early viewing is highly recommended to not only see the immense scope for improvement and extension (STPP), but also to appreciate the wonderful and generous gardens, outbuildings, and garages.

Entrance

Access to the property is a canopied entrance porch with original style oak door leading to the kitchen.

Kitchen

Doors to sitting room and side lobby with decorative stained glass inserts. Quarry tiled floor, stairs to first floor, leaded light window to side, radiator. One and a half bowl stainless steel sink and drainer with cupboard under. Service hatch to sitting room.

Side Lobby

Door to rear garden and bathroom. Leaded light window to rear.

Bathroom

Secondary glazed leaded light window to rear, low level WC, pedestal wash hand basin, panelled bath, part ceramic wall tiling. Radiator.

Sitting Room

Leaded light window to front, exposed beams, brick fireplace, stripped wood flooring.

First Floor Landing

Access to loft, radiator, Doors with inset stain glass inserts to bedrooms, door to cloakroom.

Cloakroom

Leaded light window to front, Handwash basin with cupboard under, low level WC, Bulkhead cupboard with built in steps giving access to loft hatch.

Bedroom 1

Secondary leaded light window to front, radiator. In the corner of the room is the hot water cylinder supplying hot water. stripped wood flooring.

Bedroom 2

Stripped wood flooring, leaded light window to rear, exposed timber beam,

Outside

The property is accessed by a five bar gate leading to a hardstand parking area and two garages. The property also has the benefit of an outbuilding with WC and additional outbuilding to the rear of the garden. The remainder of the garden to both front and rear is laid to lawn with established hedges, shrubs and trees.





Tenure
Freehold

Agent Notes

Please note that the property has two impressive pine trees that are subject to a TPO (Tree Preservation Order).

26/03/2025, 14:37

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)			
1 Lightfoot, Penhurst Road Leigh Tonbridge-ONC TN11 8JH	Energy rating G	Valid until:	19 February 2035
		Certificate number:	4135-0022-1400-0217-7206
Property type		End-terrace house	
Total floor area		72 square metres	

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is G. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/4135-0022-1400-0217-7206?print=true>

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Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.

Services disclaimer: The mention of any appliances and or services within these details does not imply they are in working order nor have we sort any certification of warranty or service

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TOTAL APPROX. FLOOR AREA 1494 SQ.FT. (139.84 SQ.M.)

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other features are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as a guide only. It is not intended to be used as a contract or offer. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency.

Drawn: Mads 02/05