



Ibbett Mosely

1 Tollgate Yard High Street,
Farningham, DA4 0DP



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A CHARMING 3 BEDROOM COTTAGE FORMING ONE OF THREE SITTING ON THE SITE OF THE HISTORICAL FARNINGHAM MILL ESTATE - GUIDE PRICE £750,000

- Master Bedroom with En Suite
- Kitchen/Breakfast Room
- Pretty Patio Garden
- 2 Further Bedrooms
- Utility Room
- Private Off Road Parking
- Sitting/Dining Room
- Family Bathroom & Downstairs Cloakroom
- Access to 3 Acres of beautiful gardens and grounds
- Incentives available with this property - Call Ibbett Mosely for full details

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DESCRIPTION

It is always a pleasure to be able to present a property which is absolutely unique in every way. Forming one of three cottages on the site of the original Farningham Mill Estate and sitting back from the road, largely on an island formed by the river and the mill stream, the grounds extend to approximately 3 acres. The Farningham Mill was first recorded in the Domesday book in 1070. Approached through automatic oak gates and down a gravelled drive onto the parking area. The cottage offers flexible family accommodation and is presented to a high specification throughout which can only be fully appreciated by internal viewing. The cottage has a small private courtyard garden providing a perfect setting for outdoor entertaining. Full access to the beautiful grounds all of which have been meticulously designed. Old walls and paths have been painstaking repaired and new ones have been designed to match the setting. Beyond the walled garden, the old orchard extends another three

hundred yards between the Darenth and the mill stream until they meet. Access also to the delightful Summerhouse. The setting could not be more picturesque with so many country walks through the Kentish countryside in easy reach.

LOCATION

The sought after village of Farningham is steeped in history and long acknowledged as one of the most picturesque villages in the area. There are several restaurants/public houses. Farningham Road station is approximately 1.5 miles with services to London on the Victoria Line. A bus service passes through the village and close by is the village of Eynsford which also has services to London on the Blackfriars and Victoria line. Swanley station is close by with fast services to London. There is a wider range of shopping facilities at Bluewater Shopping Centre together with a cinema complex and a variety of restaurants. Sevenoaks Town centre is within 5 miles with cinema/theatre, main library and leisure centre. The property is ideally situated within the catchment area for the popular Anthony Roper School with school bus routes into Dartford and Sevenoaks where there are a number of highly regarded schools including Dartford Grammar

Schools and Sevenoaks School. The M25 motorway is less than one mile away with access to London, Gatwick and Heathrow Airports via junction 3.

ENTRANCE

Through solid door into:

ENTRANCE HALLWAY

Half panelled walls. Tiled floor. Cloaks cupboard. Radiator encased in fretwork cabinet. Staircase leading to first floor.

CLOAKROOM

Wash hand basin and wc. Radiator encased in fretwork cabinet. Half panelled walls. Tiled floor.

SITTING/DINING ROOM

Double glazed patio door to rear. Dual aspect windows to front an side with timber shutters. Timber ceiling beams. Television point. Radiator encased in fretwork cabinet.

KITCHEN/BREAKFAST ROOM

Double glazed door leading to patio garden. Double glazed Georgian style window to rear. Comprehensive range of shaker style wall and base units with work surfaces over. 5 ring gas hob with extractor. Built in double oven, one of which is a combi oven. Integrated dish washer. Butler sink with mixer tap.

FIRST FLOOR

LANDING

Half panelled walls. Radiator encased in cabinet.

BATH/SHOWER ROOM

Dual aspect Georgian style windows to rear and side. Suite comprising: dully tiled shower cubicle, panelled bath, wash hand basin and wc. Tiled surround. Tiled floor. Down lighting.

MASTER BEDROOM

Dual aspect double glazed windows to front and side with timber shutters. Door leading to:

EN SUITE

Double glazed window to front. Suite comprising: Shower cubicle, wash hand basin and WC. Down lighting.

BEDROOM

Double glazed Georgian style windows to front and side. Range of fitted wardrobes to one wall. Radiator.

UTILITY ROOM

Space and plumbing for washing machine Boiler for central heating and hot water system.

SECOND FLOOR

BEDROOM

Double glazed Georgian style window to side. Part sloping ceiling. Velux window. Eaves storage space.

OUTSIDE

FRONT

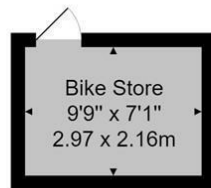
Timber gate to front. Five bar gate leading to parking area.

REAR

Access to 3 acres of beautiful grounds and gardens.



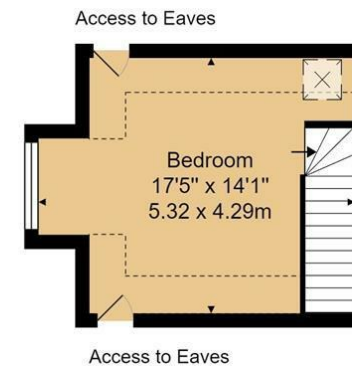
EPC Rating- C



Ground Floor



First Floor



Second Floor

Approx. Gross Internal Area 1465 ft² ... 136.1 m² (excluding bike store)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Ibbett Mosely

Otford 01959 522164

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