



Ibbett Mosely

Home Farm House Hodsoil Street, Sevenoaks,
Kent, TN15 7LD



Sitting centrally in the plot approaching 3/4 of an acre is this beautifully charming farm house and residential barn offering a multitude of uses.

Character throughout with beams, original fireplaces, country style kitchen, and period styled bathroom this rarely available timber framed, red brick and weatherboard detached home should be viewed to appreciate the opportunities it provides.

Guide Price £1,300,000 to £1,350,000

Home Farm House

Set back from the country lane Home Farm House has great kerb appeal with its double fronted simple symmetry and cottage style gardens. Approached from the side lane the gravel drive approaches the house in front of the additional barn style annexe that has its own parking just the other side of the gates, very useful for ease of access.

Like all good country houses the most used entrance is to the rear into the sun room with its vaulted ceiling and triple half wall windows overlooking the fantastic garden, a favourite space of the current owners who open up the double doors to the side allowing flow of air and guests when entertaining. The kitchen spans across the rear of the house giving access to the garden room through double and single doors. Almost 30 ft in length in a true country style with cobalt blue enamelled Aga, modern appliances and shaker style cupboards with oak worksurfaces. A butler sink with picture window looks out to the garden also. Access to the first floor and cellar sit to one side of the kitchen as well

- Stunning Country Farm House EPC E
- Additional Residential Barn Style Annexe
- Approaching 3/4 acre plot
- Beautiful Gardens & Surrounding Countryside
- Original Features & Fireplaces
- Popular Rural Hamlet Community
- Easy Connections to Ammenities including Mainline Stations
- Cellar & Summerhouse
- Business income Opportunity AirB&B
- Guide Price £1,250,000 to £1,295,000

as a modern shower room. Two main reception rooms of similar size sit to the front of the house and is where all the character comes to the fore. A beautiful sitting room with inglenook fireplace housing a stunning wood burning stove is the focus in addition to the parquet flooring and beams to the ceiling which is of good height and should not be a concern of some of our taller buyers. Following through to a second reception room, currently used for more formal dining, another stunning room with original floorboards, continuation of beams to walls and ceiling plus a further period fireplace with wood burning stove.

To the first floor are three very nicely sized bedrooms and family bathroom. A central landing at the top of the beamed staircase with room to sit by the window to the rear of the house gives access to all areas. The two largest bedrooms sit to the front overlooking the garden and fields beyond. All rooms feature beams and fireplaces. The rear bedroom is currently used as a study but large enough for a double bed.





The central bathroom is beautifully put together with a slipper roll top bath period high level cistern and wash hand basin with tongue and groove to the wall and monochrome flooring.

Barn Annexe

A beautifully appointed detached barn sitting in close proximity to the main house gives plenty of options for use. Currently used for Air B&B holiday rental, I am told by the vendor that it is very popular and provides a good income. We think though that it could also be ideal for a multi generation type buyer looking to purchase with an elderly relative looking to maintain independence or young adult looking for more independence and freedoms.

The property access is with disabilities in mind with a ramp to the front door, entering into the main sitting room with double aspect windows. Oak floors and built in storage set a cosy feel to space. A separate kitchen diner has all you need with a modern shaker style kitchen with fitted appliances but still gives room for a small dining table. To the rear of the barn is a large bedroom that the vendor has contemplated making into two spaces, again offering double aspect windows making this possibility simpler. A modern walk in shower room services the barn offering a light and bright solution.

Gardens

Sitting centrally the property offers a wrap around garden in a good sized plot of approx. 0.75 acres. A five bar gate gives up access to the central gravelled drive. Mature borders and trees sit within sculptured beds that offer interest and colour throughout the year. Daffodils and other spring bulbs erupt in the lawned areas and the vendors currently keep chickens in a designed coop. A hexagonal designed summer house is a great feature and provides just one of many social seating areas around this good sized garden. Further afield the property sits amongst a rural outlook which means regular visits from fantastic wildlife.

Location





Home Farm House is situated in pretty hamlet of Hodsoll Street with its public house and village hall. The villages of Culverstone Green and Vigo are within 2 miles and offer additional amenities with a petrol station, primary school, nursery, recreation ground and village shop in Culverstone Green and public house, primary school and nursery in Vigo. Trosley Country Park is just 1.7 miles away for lovely woodland walks.

Local Shopping: Culverstone Green (1.8 miles), Borough Green (4.9 miles).

Comprehensive Shopping: West Malling (8.1 miles), Kings Hill (8.9 miles), Bluewater (10.5 miles), Sevenoaks (11.2 miles) and Maidstone (13.7 miles).

Mainline Rail Services: Borough Green (4.8 miles) to London Victoria and to London Bridge, Charing Cross. Sevenoaks (11.7 miles) to London Bridge/Cannon Street/Charing Cross.

Primary Schools: Culverstone Green, Vigo, Meopham, Trottiscliffe CE, Wrotham, Platt and Borough Green.

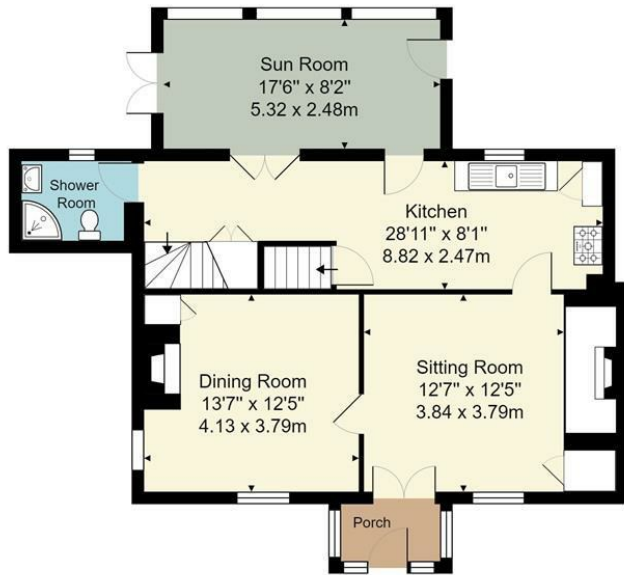
Grammar/State Schools: A good selection in Maidstone, Sevenoaks and Tonbridge.

Private Schools: Somerhill Prep School in Tonbridge. Sevenoaks, Solefields and New Beacon Prep Schools in Sevenoaks. St Michaels and Russell House Prep Schools in Otford. Sevenoaks and Tonbridge Secondary Schools. Sutton Valence Prep and Secondary School in Maidstone.

Leisure Facilities: Several Golf clubs in the surrounding villages. Meopham Cricket Club. Reynolds Country Club Retreat in Borough Green. Wildernesse and Knole Golf Clubs in Sevenoaks. Nizels Golf and Fitness Centre in Hildenborough. Sevenoaks Sports and Leisure Centre. Brands Hatch circuit.

All distances are approximate.





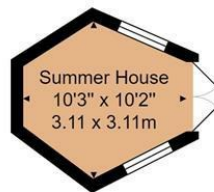
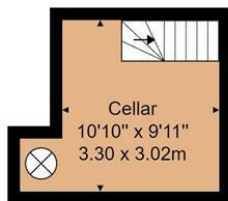
Ground Floor



First Floor



Annexe



Approx. Gross Internal Area:

- House 1645 sq. ft / 153 sq. m
- Annexe 622 sq. ft / 58 sq. m
- Summer House 74 sq. ft / 7 sq. m

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

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EPC Rating- E

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