



Harty Ferry Road, Harty Estate, Isle Of Sheppey

*Asking Price £825,000*

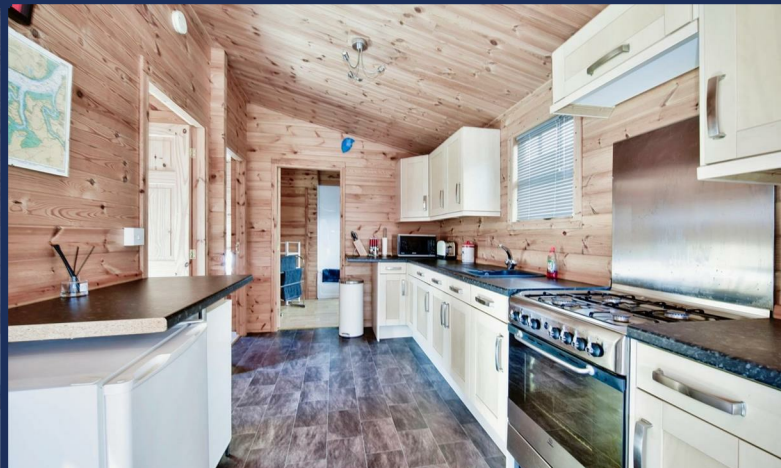


## *Key Features*

- Four Bedroom Detached House
- Expansive One-Acre Plot
- Six-Bedroom Accommodation - Including four spacious bedrooms in the main house and an additional two-bedroom fully equipped annex house
- Multiple Reception Rooms
- Four Garages & Flexible Parking
- Self-Contained Annex House
- Private & Scenic Location
- Newly installed solar panels and a ground source heating system
- EPC Raiting Awaited
- Council Tax Band E

## *Property Summary*

Set on an expansive one-acre plot, this beautifully presented four-bedroom detached home offers an incredible amount of space, both inside and out. Designed with energy efficiency in mind, the property benefits from newly installed solar panels and a ground source heating system, helping to reduce energy costs and improve sustainability. With multiple reception rooms, extensive parking, and four garages, this home is perfect for families seeking privacy, versatility, and a luxurious lifestyle.





## Property Description

The ground floor features a spacious lounge, a separate dining room, and a conservatory that provides stunning views of the rear garden. The large kitchen offers plenty of room for cooking and dining, making it the perfect heart of the home. A downstairs WC adds convenience.

Upstairs, there are three generous double bedrooms and a well-proportioned single bedroom, all served by two bathrooms—a modern ensuite to the master bedroom and a family bathroom.

Outside, the property boasts a vast garden, with ample space for entertaining, play areas, or landscaping. There is unlimited parking on the plot, as well as four garages for secure vehicle storage or workshop use.

A standout feature is the fully equipped annex house, offering a lounge, kitchen, bathroom, and two bedrooms, making it ideal for guests, extended family, or potential rental opportunities.

This exceptional home offers space, flexibility, and privacy, making it a rare find. Contact us today to arrange a viewing!



## About The Area

Situated in the picturesque village of Leysdown-on-Sea on the Isle of Sheppey, Harty Ferry Road offers the perfect blend of coastal charm, rural beauty, and tranquillity. Known for its stunning landscapes and traditional seaside appeal, Leysdown provides a relaxed lifestyle while still offering essential amenities, local shops, and dining options.

The area is a haven for nature lovers, with the Swale National Nature Reserve and scenic walking trails nearby, perfect for those who enjoy outdoor activities and wildlife spotting. The historic Church of St. Thomas the Apostle and the renowned Ferry House Inn add to the area's unique character.

For those seeking a peaceful escape from busy town life, Harty Ferry Road offers a rural retreat, while still being within easy reach of transport links via the B2231, connecting to the rest of the Isle of Sheppey and beyond.

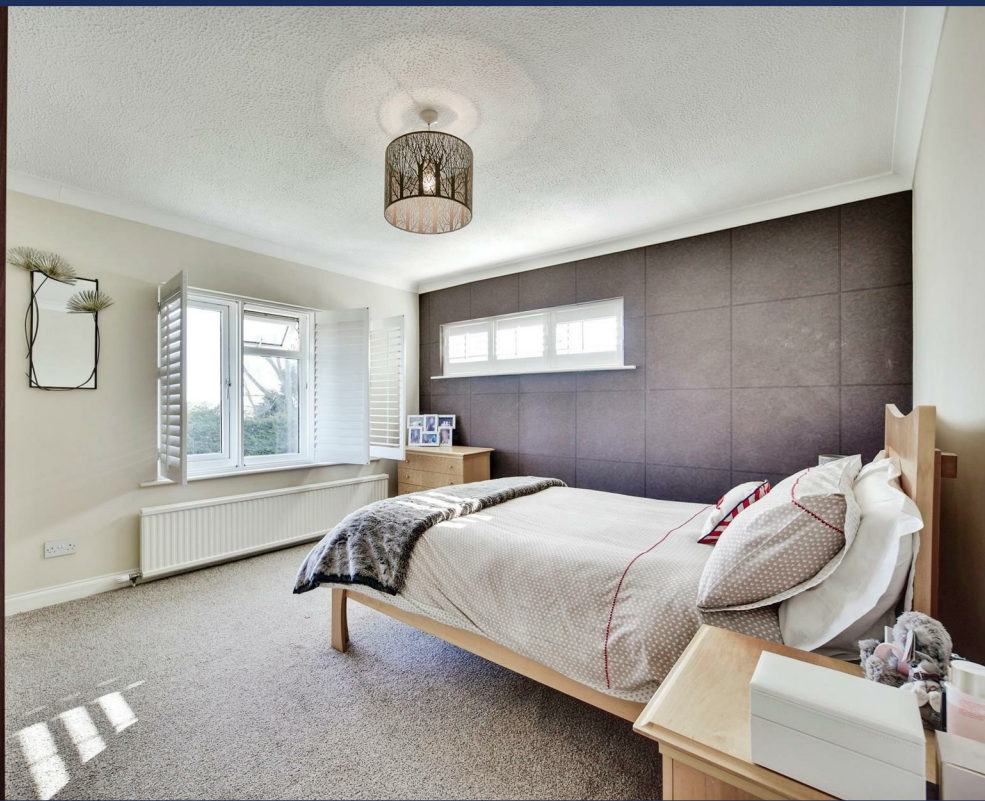
With its coastal beauty, countryside views, and rich history, Leysdown-on-Sea is the ideal location for those looking for a quiet yet well-connected place to call home.

## Living Room

19'9 x 10'11

## Dining Room

11'6 x 11'6







**Kitchen / Dinner**  
20'3 x 11'1

**Downstairs W/C**

**Conservatory**  
14'5 x 10'6

**Bedroom One**  
13'4 x 11'11

**Bedroom Two**  
11'11 x 9'2

**Bedroom Three**  
12'1 x 11'1

**Bedroom Four**  
7'10 x 7'0

**Bathroom**

**Shower Room**  
9'4 x 5'0

**Garage One**  
17'11 x 15'6

**Garage Two**  
16'3 x 9'10

**Summer House Living Room**  
16'0 x 13'1

**Summer House Kitchen**  
11'10 x 7'10

**Summer House Bedroom One**  
11'6 x 7'10

**Summer House Bedroom Two**  
8'2 x 7'10

**Summer House Bathroom**  
7'10 x 7'10

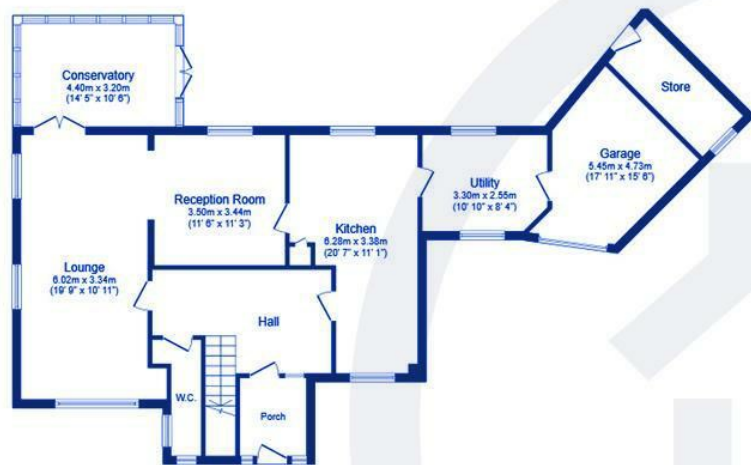
### About LambornHill

Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

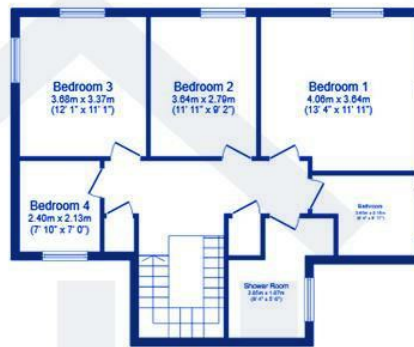
Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.

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**Ground Floor**



**First Floor**



**Annex**



**Outbuilding**

Total floor area 256.5 sq.m. (2,761 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**LambornHill**

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

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

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