



FOUNDATION

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Fairbrook Cottage, Staple Street, Hernhill ME13 9HZ

3 BEDROOMS | 1 BATHROOM | 2 RECEPTION

Freehold



Fairbrook Cottage, Staple Street, Hernhill ME13 9HZ

- Splendid Grade II Listed Detached Cottage
- Exposed Beams & Inglenook Fireplaces
- Characterful & Versatile Space
- Potential To Enhance & Modernise
- Opportunity To Extend Or Add Garage STPC
- Set Within 1.1 Acres Of Grounds
- Rural Village Location Close To Faversham
- Less Than Five Miles To The Seaside Town Of Whitstable

SITUATION:

Situated in the picturesque village of Hernhill, nestled within some beautiful countryside with outstanding views over the surrounding orchards and rolling farmland.

The village itself lies approximately three miles to the east of Faversham and only seven miles from the Cathedral City of Canterbury and has a picturesque village green, overlooked by a fifteenth century Church of St Michael and the historic Red Lion public house. The village is also served by another pub, The Three Horseshoes, and an outstanding primary school.

Nearby Blean Woods, which have been designated a Site of Special Scientific Interest, cover more than eleven square miles and are ideal for a peaceful walk. The next closest village is Boughton-under-Blean, who benefits from another good primary school, a post office, a village store, several pubs and a restaurant. Hernhill is also close to the A2 which gives easy access to the motorway

network for both London and the coast.

The nearby town of Faversham offers a far wider range of shopping, leisure, and recreational amenities, including an indoor and outdoor swimming pool, a cinema, a museum and numerous good pubs and restaurants.

The town is served by a good selection of primary schools and two secondary schools, one of which being the renowned Queen Elizabeth Grammar School. A wider selection of state, grammar and private schools can be found and Canterbury and both Faversham and Canterbury have mainline stations with a high speed link to London St Pancras.

The bustling seaside town of Whitstable is approximately five miles away and is famous for its seafood and annual oyster festival held at the vibrant harbour and picturesque quayside.



DESCRIPTION:

A splendid grade II listed detached cottage dating back to the 16th century and flourishing in period features which includes exposed beams, open fireplaces, ornate framed plaster work and latch key doors.

Fairbrook cottage occupies a generous plot of over an acre of beautiful grounds and internally offers 1900 sq. ft of characterful and versatile space.

There is an opportunity to enhance the property whilst preserving and restoring its heritage, there is also potential to add a garage or small studio annexe within the grounds. STPC.

The handsome front door opens into an entrance hall adorned in exposed beams, which in turn leads to a dual aspect sitting room with wood burning stove which is nestled with an exposed brick chimney breast.



Beyond this there is a dining room with another inglenook fireplace with large oak bressummer, this could be incorporated with the kitchen adjacent, offering a large open plan family room.

Stairs lead to the first floor where one will find two bedrooms and an expanse of attic space with velux window. The bedrooms could be divided into two as they once were, this in turn would offer four/five bedrooms if the roof space was also fully converted.

The bathroom is located on the ground floor and comprises of a bath, basin and WC.

OUTSIDE:

Fairbrook cottage occupies a generous plot of 1.1 acres which includes a driveway and garden which wraps around the entire property and includes several fruit trees and an abundance of established shrubs.

There is potential to extend the property or build a garage/annexe STPC.

AGENTS NOTE:

The property is being sold chain free, and has mains gas, and electricity with private drainage.

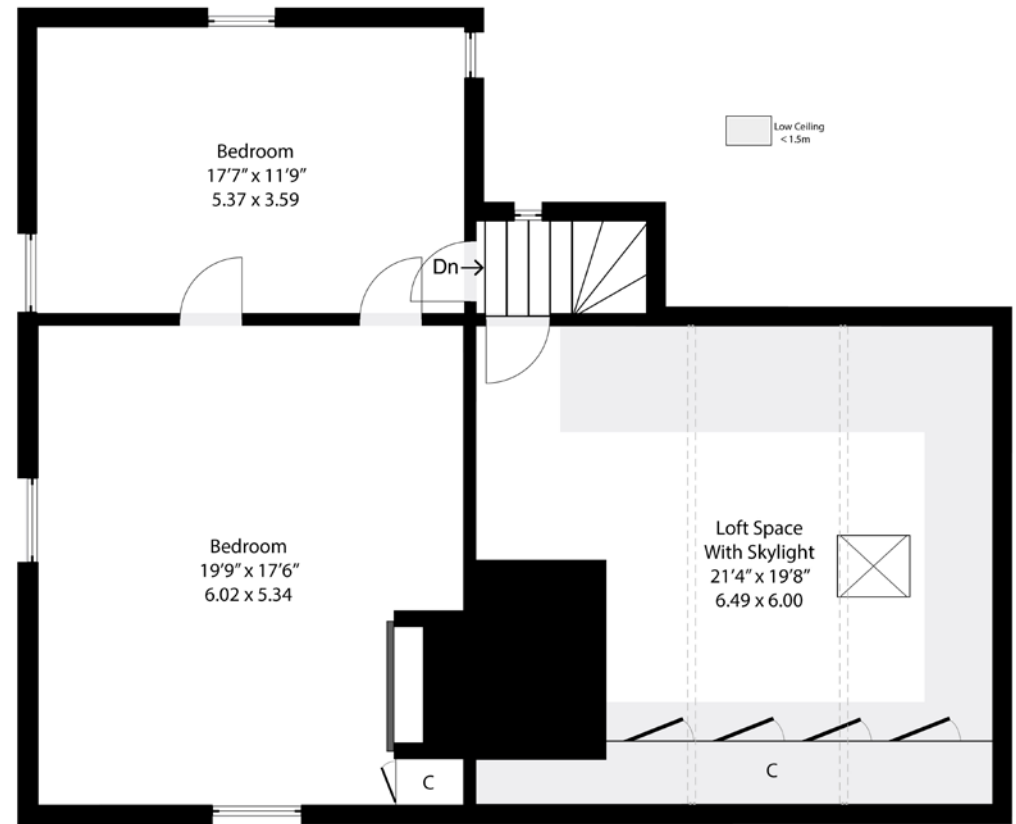
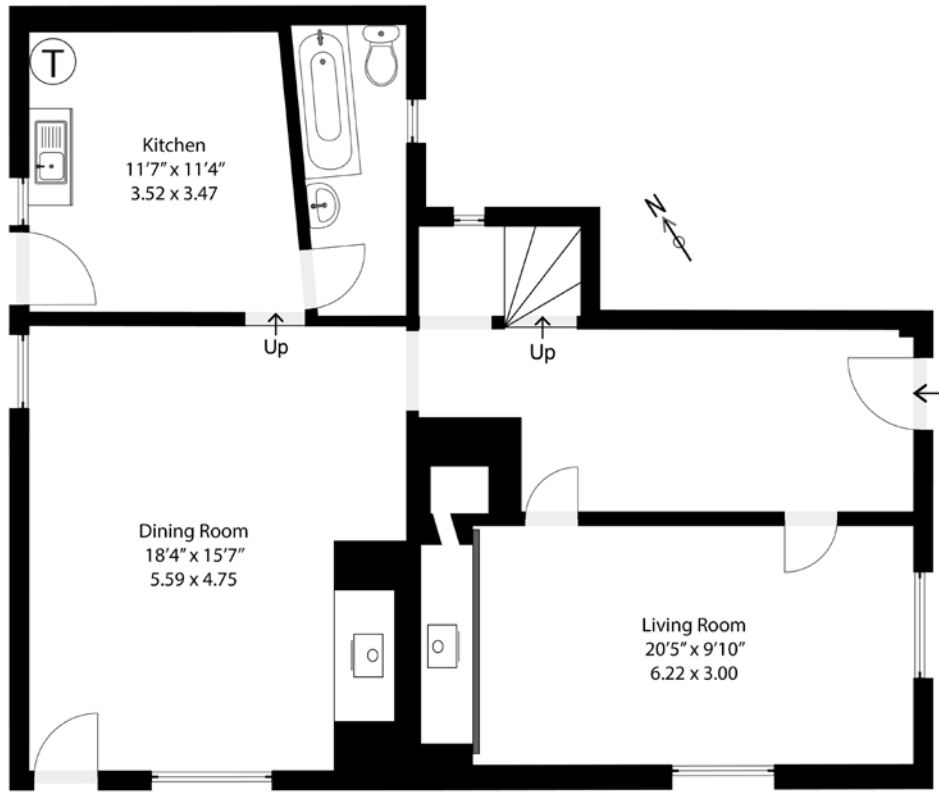


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



TOTAL FLOOR AREA: 1910 sq. ft (177sq. m)
HOUSE: 1486 sq. ft (138 sq. m)
ROOF SPACE: 424 sq. ft (39 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
F



GENERAL INFORMATION
Mains electric & private drainage

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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