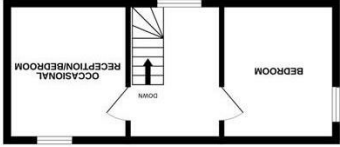
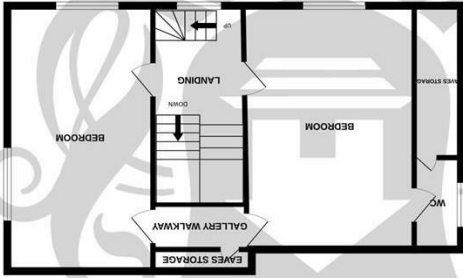




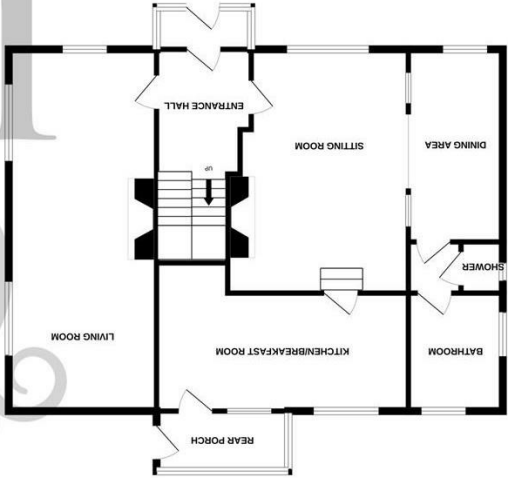
England & Wales	
EU Directive 2002/91/EC	
Energy Efficiency Rating	Not energy efficient - higher running costs
	G (1-20)
	F (21-30)
	E (31-40)
	D (41-50)
	C (51-60)
	B (61-80)
	A (81-100)
Energy Efficiency Rating	Very energy efficient - lower running costs
	0 (plus)
Potential	
Current	
55	
75	



2ND FLOOR



1ST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Waites Old Farmhouse 42 Waites Lane, Fairlight, TN35 4AX

FLOORPLANS



3 Bedrooms 3 Receptions 1 Bathrooms 1980.56 sq ft

Waites Old Farmhouse 42 Waites Lane, Fairlight, TN35 4AX

Freehold

£600,000





Freehold

£600,000



ROOM DIMENSIONS

Front Door	Bedroom
Porch	12'0" x 18'0" (3.66m x 5.49m)
Entrance Hall	Ensuite W.C
Living Room	Gallery Walkway
27'0" x 10'0" (8.23m x 3.05m)	Bedroom
Kitchen/ Breakfast Room	18'11" x 10'11" (5.77m x 3.35m)
18'11" x 12'0" max (5.79m x 3.66m max)	Stairs Leading to Second Floor
Sitting Room	Bedroom
18'0" x 10'11" (5.49m x 3.35m)	8'11" x 8'0" (2.74m x 2.44m)
Dining Area	Occasional Bedroom/ Reception Room
14'0" x 6'11". (4.27m x 2.13m.)	8'11" x 8'11" (2.74m x 2.74m)
Hall	Front Gardens
Bathroom	Rear Gardens
Shower Room	Off Road Parking
Rear Porch	Two Detached Garage
Stairs Leading to First Floor	

PROPERTY DETAILS

Waites Old Farmhouse, a charming 3-bedroom detached house in the picturesque village of Fairlight, offers a delightful blend of traditional charm and modern comfort. This property, parts of which date back to the 16h century with its classic architecture, provides a serene rural lifestyle whilst remaining conveniently close to local amenities.

Inside, the home features three spacious reception rooms and a well-appointed kitchen/ breakfast room, ideal for entertaining and relaxing. On the first floor, you'll find two double bedrooms, including one with an ensuite WC. The second floor includes an additional bedroom and a versatile loft room, which could serve as a bedroom, home office, or cosy retreat. Each room is bathed in natural light, creating a warm and inviting atmosphere.

The property's' exterior is equally appealing, with wrap-around gardens that offer a peaceful outdoor living space. These gardens are perfect for gardening enthusiasts or anyone seeking to enjoy the countryside's tranquillity.

An interesting feature of the property is an detached outbuilding, known as the Cart Lodge that was once used as a doctor's surgery many years ago. This historical space adds a unique touch to the property and offers potential for conversion into a workshop, studio, or additional living space. Additionally, there is a detached garage, providing ample storage or further conversion possibilities. The property also includes off-road parking for multiple vehicles.

Benefiting from gas central heating, large open rooms, and abundance character throughout, Waites Old Farmhouse is an ideal choice for those seeking a distinctive home in a beautiful countryside setting.

W3W Location - [///detergent.dynamics.pops](#)

FEATURES

- Detached Older Style House
- Character Property
- Three Bedrooms
- Kitchen/ Breakfast Room
- Three Reception Rooms
- Two Detached Garages
- Wrap Around Gardens on a Corner Plot
- Off Road Parking for Multiple Vehicles
- In the Heart of the Village
- Viewing Considered Essential



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.