



Spout House
Caring Lane | Leeds | Maidstone | Kent | ME17 1TJ

FINE & COUNTRY

Seller Insight

“Nestled in a picturesque rural hamlet of just 9-10 homes at the foot of the North Downs is Spout House, an extremely attractive Grade II listed period home that has been stylishly, but at the same time very sensitively updated by the current owners.

When we saw the property for the first time, we could see through the work that was required and wanted to be part of its history bringing it back to its best, says the owner.

“The house is a former farmhouse that originally dates back to the 14th century, and it was added to in the 18th, 19th and 20th centuries so it’s hugely characterful and absolutely stunning to look at. Its character was definitely a big draw and we also liked the fact that, despite its age, it’s a really spacious family home with a really good layout. However, the thing that really sold it to us was the setting. We have well over an acre and a half of pretty grounds with 2 streams running through the garden and a spring fed natural large fish pond.”

“It’s totally idyllic and when we’re sitting outside we feel as if we’re miles from anywhere, but we’ve never felt isolated. It only takes around twenty minutes to walk into Bearsted, which is a gorgeous village with, among other things, two cosy pubs, a fish restaurant, a café and butcher’s shop. Leeds village is a fifteen-minute walk in the other direction, and we’re only a mile or so from both the train station and junction 8 of the M20 so the transport links are excellent.”

“The house was in a poor state and needed over 6 months of maintenance to bring it back to just a manageable condition when we moved here 6 years ago, but over time we’ve carried out a full cosmetic renovation. We’ve retained all of the beautiful period features so it still has every bit of its original character and charm, but the changes we’ve made have made it much more conducive to modern living. We added a smart contemporary kitchen, the bathrooms have been stylishly updated and the whole house has been redecorated. Outside we’ve planted around 180 laurel trees to enhance the feeling of privacy, and we dug out the original pond, which is currently lined with beautiful yellow irises. We also added a new drive and electric gates, and had a two bay garage and a really attractive oak-framed summerhouse built to replace the dilapidated soft wood summer house.”

*“The house is definitely one of a kind, and it has been a wonderful family home for the past six years, but it will be the setting that I’ll miss most when we move. It’s so peaceful here and the views are breathtaking, and we’ve relished the fact that we can step out of the front door and go on lovely long countryside walks, or pop down to the pub in the village for a drink or some food... It’s a place where we’ve been able to enjoy a fantastic quality of life.”**

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

Spout House

Fine and Country welcome you to Spout House, an exceedingly attractive Grade II Listed family residence nestled at the foot of the North Downs in a semi-rural hamlet. This historic home seamlessly blends period features with elegant contemporary interiors, offering timeless charm and modern conveniences.

Spout House exhibits 14th-century origins, with 18th, 19th, and 20th-century additions that blend harmoniously to create a uniquely attractive property, boasting nearly 3,000 square feet of versatile living accommodation.

Culinary delights await in the contemporary kitchen/breakfast room, featuring Quartz work surfaces and a comprehensive range of desirable appliances. The dining room boasts an inglenook fireplace and opens onto an elevated sun terrace with stunning views over landscaped gardens, perfect for morning coffee or evening indulgence.

A log-burning stove provides a warm ambiance and a striking focal point within the sitting room, while a spacious reception/study offers a peaceful retreat. A dedicated utility room further enhances the impressive kitchen.

Ascending to the first floor, the theme of period charm continues, with four spacious double bedrooms served by a stylish family bathroom. The luxurious principal suite awaits on the second floor, offering extensive built-in storage, a dedicated dressing room, and an opulent en-suite bathroom.





Step outside

Spout House

Externally, Spout House stands enviably beyond a quintessential walled garden, with breathtaking vistas over sprawling lawns and a charming pond. An expansive sandstone terrace provides the perfect space for entertaining and al fresco dining. An impressive oak-framed summer house offers a versatile office/gym/studio space with attractive views towards the house.

Parking & Garaging

Electronically operated gates open to a long sweeping driveway, providing parking for numerous vehicles. A detached oak-framed double garage affords secure parking for treasured vehicles or useful storage.

Location

This charming property is nestled just 2 miles south of Bearsted village, offering the perfect blend of tranquillity and convenience. Enjoy easy access to local amenities such as Crouch family butchers, Bearsted Golf Club, and fine dining options. With excellent transport links including rail services to London Victoria in just 1 hour 9 mins from Bearsted station, and high speed trains from nearby Ebbsfleet, commuting couldn't be easier. The area boasts an outstanding selection of schools, both state and private, making it an ideal location for families. Explore the beauty of Kent with Leeds Castle just under 3 miles away, and a network of footpaths and trails right on your doorstep. Motorway links including the M25 and M20 provide easy access to Gatwick and Heathrow airports, as well as other motorway networks. Discover your perfect retreat in this picturesque corner of Kent.

Spout House represents a fine example of a traditional Kentish residence, offering modern conveniences while retaining its historic charm. Don't miss the opportunity to own this idyllic family home in a truly picturesque setting.

Contact Fine and Country to arrange a viewing today.

Freehold

Council Tax Band G

EPC Rating E

Superfast Fibre Broadband & Standard Broadband available at the property for more information please look online

For Mobile phone coverage please look online

Sewage Treatment Plant shared with neighbouring property - costs shared - The vendor has confirmed that it complies with current regulations

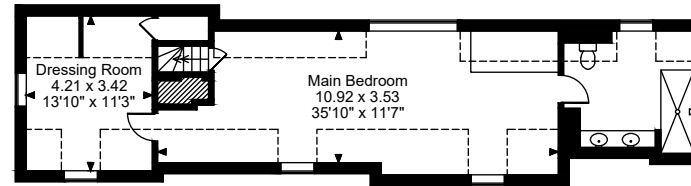
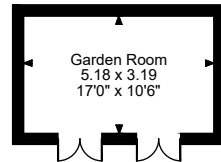
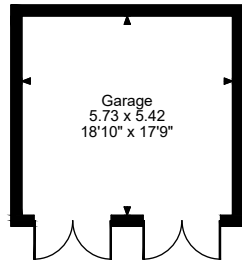
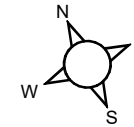
Utilities Connected: Electric / Water / Cable TV or Satellite / Telephone / Broadband

Guide price £1,150,000 - £1,250,000

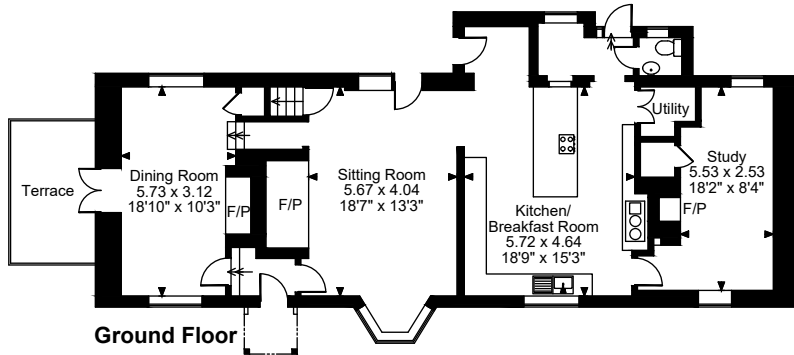


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

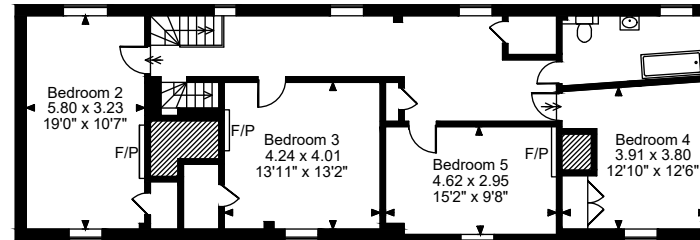
Spout House, Caring Lane, Leeds
Approximate Gross Internal Area
Main House = 2805 Sq Ft/261 Sq M
Garage = 334 Sq Ft/31 Sq M
Garden Room = 178 Sq Ft/17 Sq M
Terrace external area = 96 Sq Ft/9 Sq M
Total = 3317 Sq Ft/309 Sq M



Second Floor



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315. Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed 07.05.2024





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