



2 West Pike Fish Farm Cottages
Pike Fish Lane | Laddingford | Kent | ME18 6BH

Seller Insight

“We have had the privilege of calling 2 West Pike Fish Farm Cottages our home for nearly four decades. From the moment we first stepped inside, we were captivated by its period charm and potential. We were the very first to view the property, and we knew instantly that it was meant to be ours and we didn't hesitate to make an offer straight away.”

“Over the years, we have taken great care to preserve its original character while thoughtfully enhancing its features. We love the history of the building. Known as a 15th century Wealden Hall House; it's one of the oldest houses in the area and retains many of its original features, including a medieval window overlooking the dining room, wattle and daub wall screens in the upper part of the house and a king post in the attic.”

“One change we are most proud of is relocating the staircase, transforming it from a simple cottage stairway into an elegant open-tread oak feature.”

“I have more than one favourite room, the lounge, with its generous size and distinct areas, has been the heart of our family gatherings and celebrations. At Christmas, it comes alive - the fireplace with swags of holly and ivy, and a tall Christmas tree creates a scene of pure cosiness.”

“The beamed dining room, with its high ceiling and stylish chandelier, is truly special and unlike any other. Our bedroom, with its long, curved beams, reminds me of a ship's cabin - cosy and full of character.”

“The garden has been our sanctuary. A lover of natural gardening, I have cultivated a meadow of wildflowers and plants. Set back from the road, we overlook a large pond at the side of the house and the property offers wonderful privacy, especially at the rear. Being south-facing, the patio bathes in sunshine throughout the day, while the mature trees - including an oak at the bottom of the garden offers some shade if needed.”

“The community here is quiet and friendly and over the years, we have formed a close and sociable circle. It feels safe, supportive and welcoming. The village pub, very family-orientated, has been a lovely extension of that community spirit.”

“It has been a joyful family home, surrounded by orchards and countryside. As an artist, I have found endless inspiration in the landscape around us. Leaving will be incredibly hard, but we are moving to be closer to family, I can only hope it brings the next owners the same warmth and happiness it has brought us.”*

* 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

2 West Pike Fish Farm Cottages

An exceptionally rare opportunity to acquire a truly remarkable period home, steeped in history and charm. Believed to date back to the circa 1450s, this attached enchanting former Wealden Hall House retains a wealth of original character while offering the comfort and versatility required for modern living. Beautifully positioned on roughly a quarter-acre plot, this unique residence enjoys an idyllic rural setting on the fringes of Laddingford Village, surrounded by breathtaking views of neighbouring orchards and open farmland.

Set across three floors, the accommodation is linked with an American oak staircase and is rich with heritage features, including exposed timber beams, character fireplace, timber latch doors, and a magnificent vaulted ceiling showcasing the property's medieval origins. Each room tells a story, with architectural details that evoke centuries of English country life.

To the side of the house lies a driveway with right of way to the property that leads to a detached garage, with parking, complete with studio above—perfect for a home office, creative workspace, or guest accommodation. The grounds are a true highlight: a delightful patio area leading to mature gardens to the rear extend around the house, with vegetable patch, greenhouse, garden shed and a small pond, offering peaceful spots for outdoor dining, entertaining, or simply soaking in the serene countryside atmosphere. To the side is a fantastic, large pond with resident families of Moorhens and a true wildlife haven.

The rear of the property opens onto expansive farmland, ensuring uninterrupted rural vistas and a profound sense of privacy. This is a setting rarely found—quiet, pastoral, yet surprisingly accessible to nearby villages and transport links. Laddingford Village is situated approximately 7 miles from the County Town of Maidstone and is located approximately 8.5 miles from West Malling village, plus Tonbridge and Tunbridge Wells are approximately 10 miles away. The local village of Paddock Wood also offers excellent shopping facilities, a Waitrose supermarket, Tesco Express, a butcher, a baker, banks, cafes, plus excellent access to London Bridge and Charing Cross via the mainline railway station.





Step outside

2 West Pike Fish Farm Cottages

This is an extraordinary home for those seeking not just a property, but a piece of English history—an evocative rural retreat offering tranquillity, charm, and timeless beauty. An early viewing is highly recommended to fully appreciate the setting and splendour of this one-of-a-kind residence.

Freehold

Council Tax Band F

EPC Rating E

For mobile phone coverage in this area please look online

Ultrafast & Standard broadband is available at the property - for more information please look online

Utilities:- Electric / Mains Water / Phone / Broadband

Drainage is via private Sewage Treatment Plant - which is understood to not be compliant - professional advice should be sought

Guide price £750,000 - £795,000



Pike Fish Lane, Laddingford, ME18

Approximate Area = 1369 sq ft / 127.1 sq m

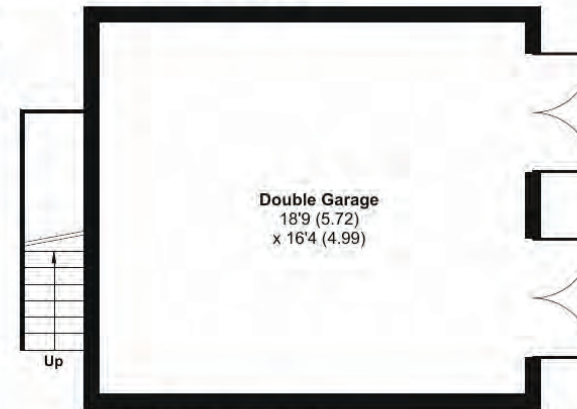
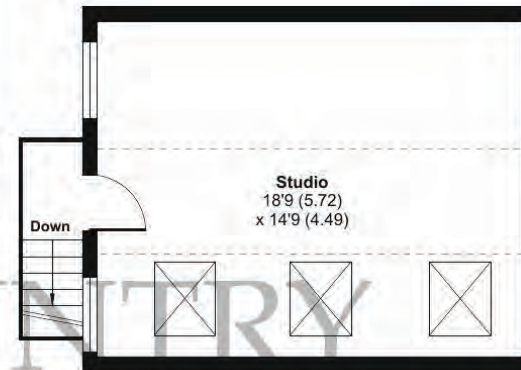
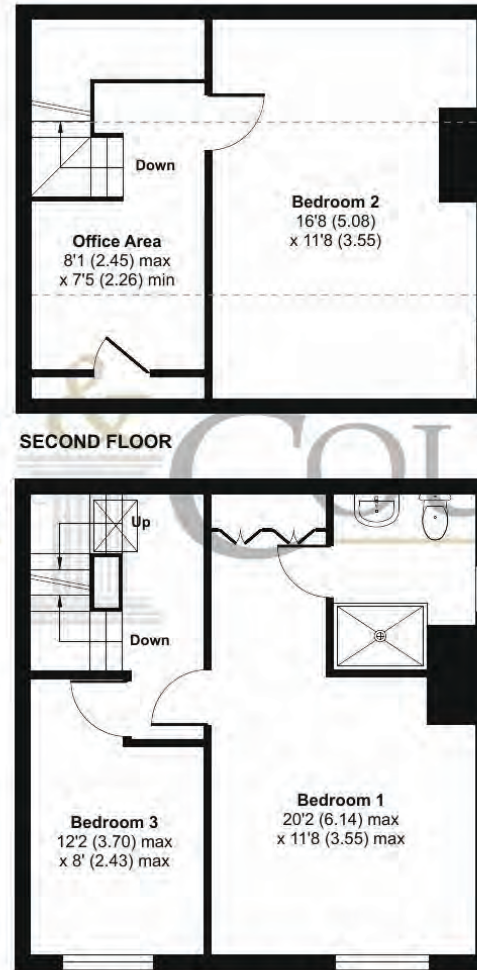
Limited Use Area(s) = 368 sq ft / 34.1 sq m

Garage / Studio = 393 sq ft / 32.7 sq m

Total = 2130 sq ft / 193.9 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for Fine & Country (Kent). REF: 1364992

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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 © 2025 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 30.10.2025



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