

Offers Over £700,000

Harty Ferry Road, Leysdown-On-Sea, Sheerness

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Summary of Harty Ferry Road

Historic Five-Bedroom Grade II Listed Home with Two Plots on the Harty Estate – A Rare Countryside Opportunity!

Key Features

- 5 Bedroom Grade II Listed Detached House
- Set across two plots totaling approx. 1.87 acres
- Stunning original fireplaces
- Modernised kitchen
- Loft room with development potential
- Two detached outbuildings
- Well water and drainage is provided via cesspit and run off
- Idyllic countryside setting on the historic Harty Estate
- EPC F (31)
- Council Tax Band E

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Property Overview

Welcome to a truly unique opportunity in the heart of the Harty Estate, where timeless charm, rural privacy, and land ownership combine. This remarkable five-bedroom Grade II listed home, set across two generous plots (approx. 0.9 acres and 0.97 acres), offers a rare blend of heritage, character, and potential. Originally a C16 timber-framed dwelling, the home has been sympathetically refaced with painted brick and thoughtfully updated in key areas, while preserving the authentic details that make it so special. A specialist mortgage may be required due to its listed status.

Entering the home, you're immediately struck by the sense of scale and tradition. The spacious lounge features a stunning original brick fireplace, while a wide central hallway leads to a formal dining room with a mirrored fireplace. At the end of the hall lies a beautifully modernised kitchen, complete with garden access, a breakfast bar, and a second staircase to the upper levels—an elegant blend of form and function. The hallway continues to a utility/storage area and a substantial 15' x 11' family bathroom, offering rare space by modern standards.

Upstairs, the home continues to impress. The main staircase accesses bedrooms two, three, and four, plus a dedicated office space, while the master suite is privately accessed via a connecting door or via the second landing. The fifth bedroom, also with en-suite, is accessible from this second staircase, which links back down to the kitchen—creating a flexible and practical upstairs layout.

A true hidden asset lies in the loft room, bursting with potential. The house originally had dormers many years ago but in 1987~ however they were never replaced after the big storm and have since been converted back to a typical pitched roof. No planning should be needed for them to be reinstated, the space could accommodate two further bedrooms and a bathroom, subject to the relevant consents. Outside, the home is accompanied by two outbuildings, ripe for conversion into workshops, studios, or ancillary accommodation.

Water is supplied via a private well system, eliminating monthly water bills, and drainage is provided via cesspit and run off, keeping ongoing costs manageable. This is a property with soul, scale, and an undeniable sense of rural identity—perfect for those looking to embrace countryside living with space to grow, restore, or reimagine.

About The Area

Nestled within the serene landscapes of the Isle of Sheppey, the Harty Estate offers a unique blend of historical significance and natural beauty. This secluded enclave, once a tidal island, is characterized by its expansive marshlands, rich biodiversity, and a profound sense of tranquility.

The area is home to the Swale National Nature Reserve, a haven for birdwatchers and nature enthusiasts. Here, one can observe a myriad of bird species, including marsh harriers, avocets, and short-eared owls, amidst the reed beds and tidal creeks. The nearby Capel Fleet Raptor Viewpoint further accentuates the region's appeal to wildlife aficionados.

Adding to its charm is the Church of St Thomas the Apostle, a Grade II* listed building dating back to the 11th or 12th century. Remarkably preserved, the church operates without electricity or running water, illuminated by paraffin lamps, offering a glimpse into a bygone era.

The Ferry House Inn, a 16th-century establishment, stands as a testament to the area's rich history. Once serving ferry passengers between Harty and the mainland, it now offers award-winning dining experiences, emphasizing local produce and traditional recipes.

For those seeking outdoor pursuits, the Isle of Harty Trail provides a flat, circular route ideal for walking or cycling, allowing visitors to immerse themselves in the area's natural splendor. The trail meanders through coastal paths, offering panoramic views of the Thames Estuary and the surrounding marshlands.

Despite its secluded ambiance, Harty remains accessible, with the Sheppey Crossing connecting it to mainland Kent. This ensures that while residents can enjoy the peace and solitude of rural life, they are never too far from modern conveniences.
In essence, the Harty Estate embodies a harmonious blend of history, nature, and tranquility, making it an idyllic setting for those yearning for a retreat from the hustle and bustle of contemporary life.

Lounge

5.59m x 4.29m (18'4 x 14'1)

Dining Room

5.99m x 3.30m (19'8 x 10'10)

Kitchen

6.60m x 4.19m (21'8 x 13'9)

Family Bathroom

4.60m x 3.40m (15'1 x 11'2)

Bedroom One

5.51m x 4.39m (18'1 x 14'5)
With Ensuite

Bedroom Two

3.00m x 2.84m (9'10 x 9'4)
With Ensuite

Bedroom Three

4.90m x 4.60m (16'1 x 15'1)

Bedroom Four

4.27m x 2.49m (14'0 x 8'2)

Bedroom Five

3.05m '0.61m x 3.05m (10 '2 x 10')

Office

2.84m x 1.50m (9'4 x 4'11)

Loft

10.49m x 4.19m (34'5 x 13'9)

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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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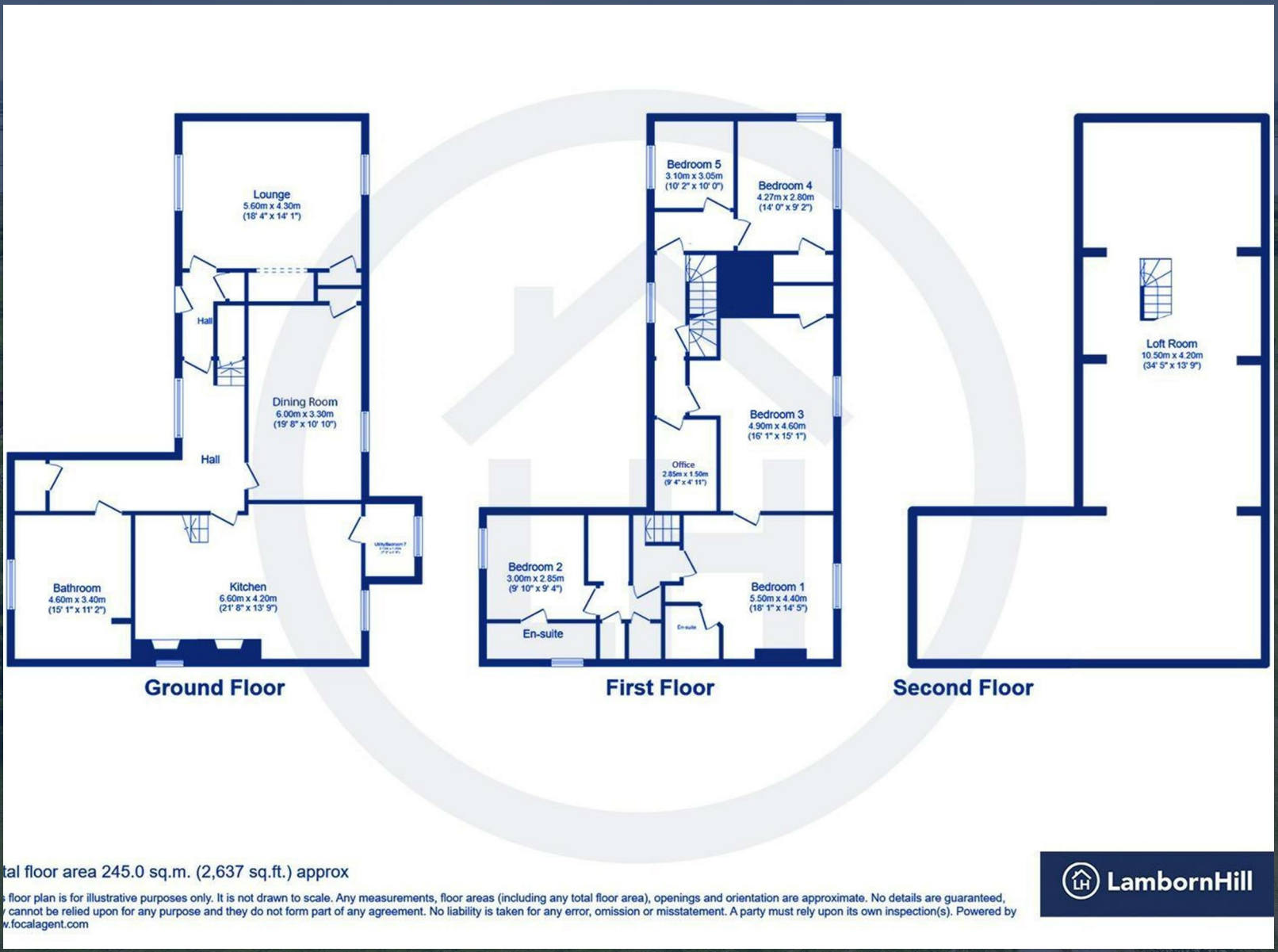
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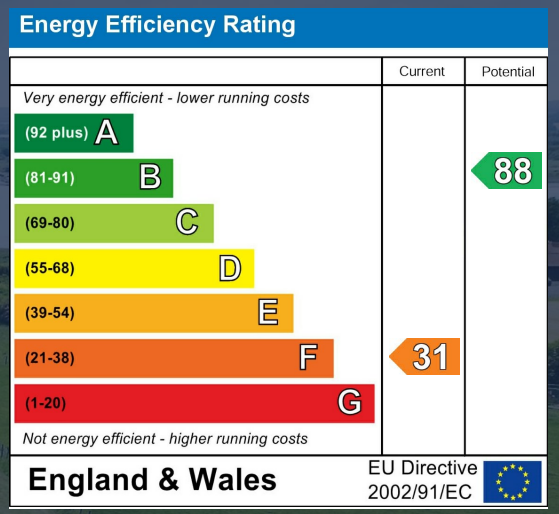




tal floor area 245.0 sq.m. (2,637 sq.ft.) approx

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