



Ibbett Mosely

Crouch Farm House Crockenhill Road,
Swanley, BR8 8EP



A SUPERB EXAMPLE OF A GRADE II LISTED PERIOD FARMHOUSE WITH ORIGINS IN THE TUDOR PERIOD AND EXTENSIVE WELL-PROPORTIONED FAMILY ACCOMMODATION SET IN NEARLY 2 ACRES WITH OUTBUILDINGS INCLUDING A COACH HOUSE AND TRIPLE GARAGE. THE WHOLE MAKES A SPACIOUS CHARACTER HOME WITH FURTHER POTENTIAL AND SCOPE FOR RENOVATION AND UPDATING.

GUIDE PRICE £1,475,000 FREEHOLD

Council Tax Band G; EPC rating - EXEMPT due to Grade II Listing

- Grade II listed Tudor home
 - 7 spacious bedrooms
 - 2 charming bathrooms
 - 4 grand reception rooms
- Exposed timbers throughout
 - Inglenook fireplaces
 - Nearly 2-acre grounds
- Sweeping circular driveway
 - Triple garage and parking
- Close to M20/M25 access

Description

Set back from Crockenhill Road on the rural outskirts of Swanley, this splendid Grade II listed Tudor Farmhouse presents a unique opportunity for those seeking a spacious family home with character and charm. It boasts a fascinating history dating back hundreds of years with various additions over the years to create what we see today with its

attractive elevations, timber framing, rendering and some narrow brickwork all under a tiled roof.

With a generous layout, the property boasts seven well-proportioned bedrooms and two bathrooms, making it ideal for larger families or those who enjoy hosting guests. This home is rich in period features, including





leaded-light windows, exposed timbers and charming inglenook fireplaces, which add to its historical significance. While the property is in need of some renovation and improvement, any updates will need to be in keeping with its listed status, ensuring that its character is preserved. This is a rare opportunity to own a piece of history in a beautiful setting, perfect for those looking to create their dream home.

The heart of the home features four inviting reception rooms, perfect for both relaxation and entertaining and offering complete versatility when deciding how to best enjoy the layout for your own needs. The spacious kitchen/breakfast room is a delightful space for family meals, while the laundry room and basement/cellar provide practical storage solutions and potential to use the basement as a cinema room, gym or wine cellar. A conservatory adds to the charm of this unique home.

Additionally, the property includes a period coach house, which, although requiring considerable attention, offers an exciting project for conversion into an annexe or other ancillary accommodation, subject to planning permission.

The exterior is equally impressive, approached via a sweeping circular driveway that leads to a large triple garage, providing ample parking for a large number of vehicles. The impressive grounds extend to nearly two acres that adjoin picturesque farmland with formal gardens that could easily be brought back to their former glory. There is an outdoor swimming pool complex with a pool, terrace surround and outbuilding, the pool has not been used for sometime and requires some renovation.

This property combines the beauty of rural living with the convenience of local amenities just minutes from Crockenhill village and easy access to the M20 and M25 motorways.





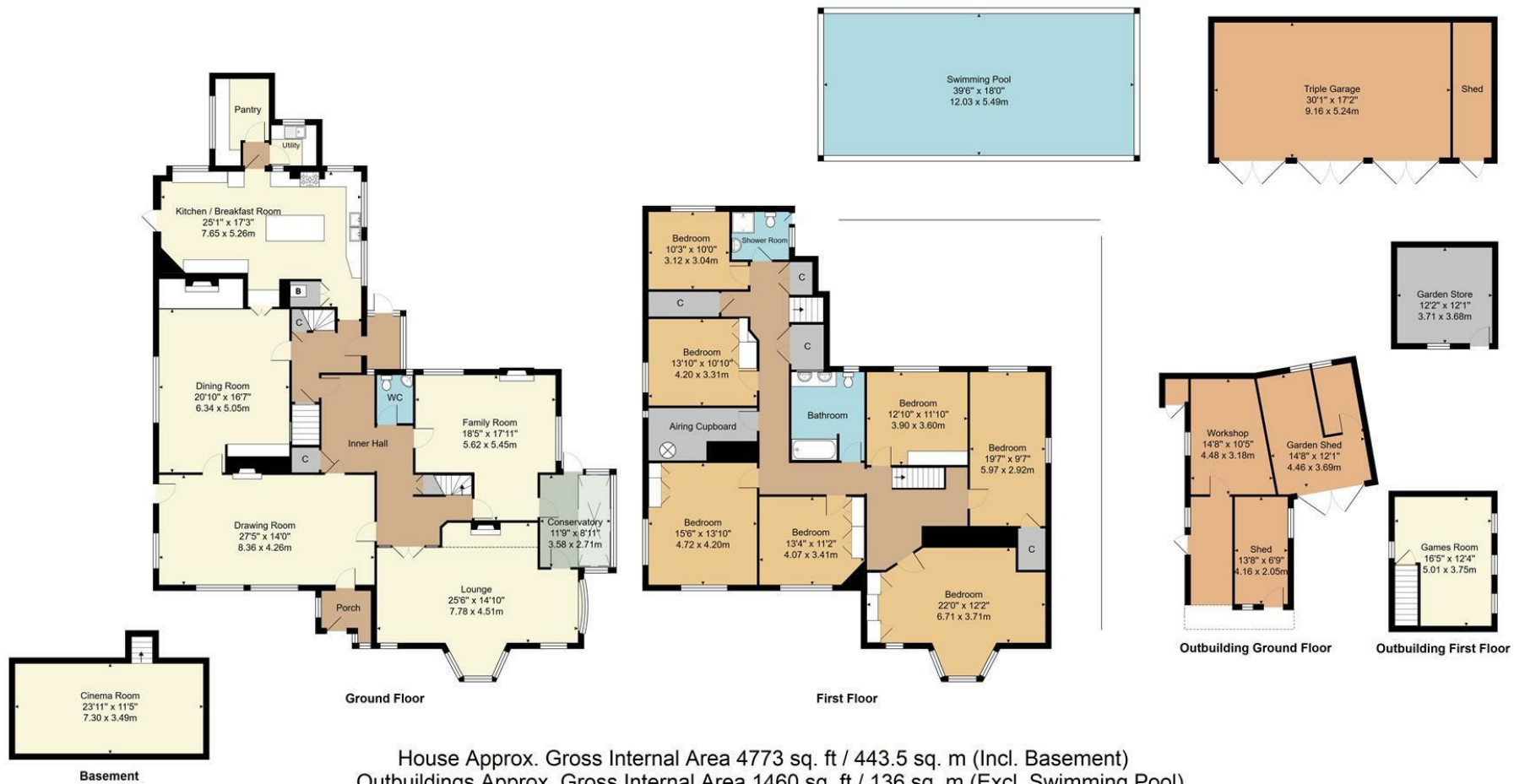
Location

The property is set back from the road and adjoins neighbouring farmland. The village of Crockenhill is nearby with its primary school. The larger towns of Swanley and Orpington are each around 1.5 miles distant with the nearest rail stations at Swanley (1.2m) and St Mary Cray (1.82m). Junctions for both the M20 and M25 are easily accessible for links to London, the coast and beyond.

Directions

The property can be approached from numerous directions. From junction 3 of the M25 take the turning for Swanley and the A20/M20. Proceed on the B2173 towards Swanley. After about 100 metres turn left into Wested Lane and continue for about 1.75 miles into Crockenhill village. Leaving the village on Cray Road passing the Chequers pub on the left and after just over 0.25 of a mile, the Farmhouse will be found on the right.





House Approx. Gross Internal Area 4773 sq. ft / 443.5 sq. m (Incl. Basement)
Outbuildings Approx. Gross Internal Area 1460 sq. ft / 136 sq. m (Excl. Swimming Pool)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any 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 or tenant. 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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EPC Rating- Exempt as Grade II Listed

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