



Lambert & Foster



PELICAN BAKE HOUSE

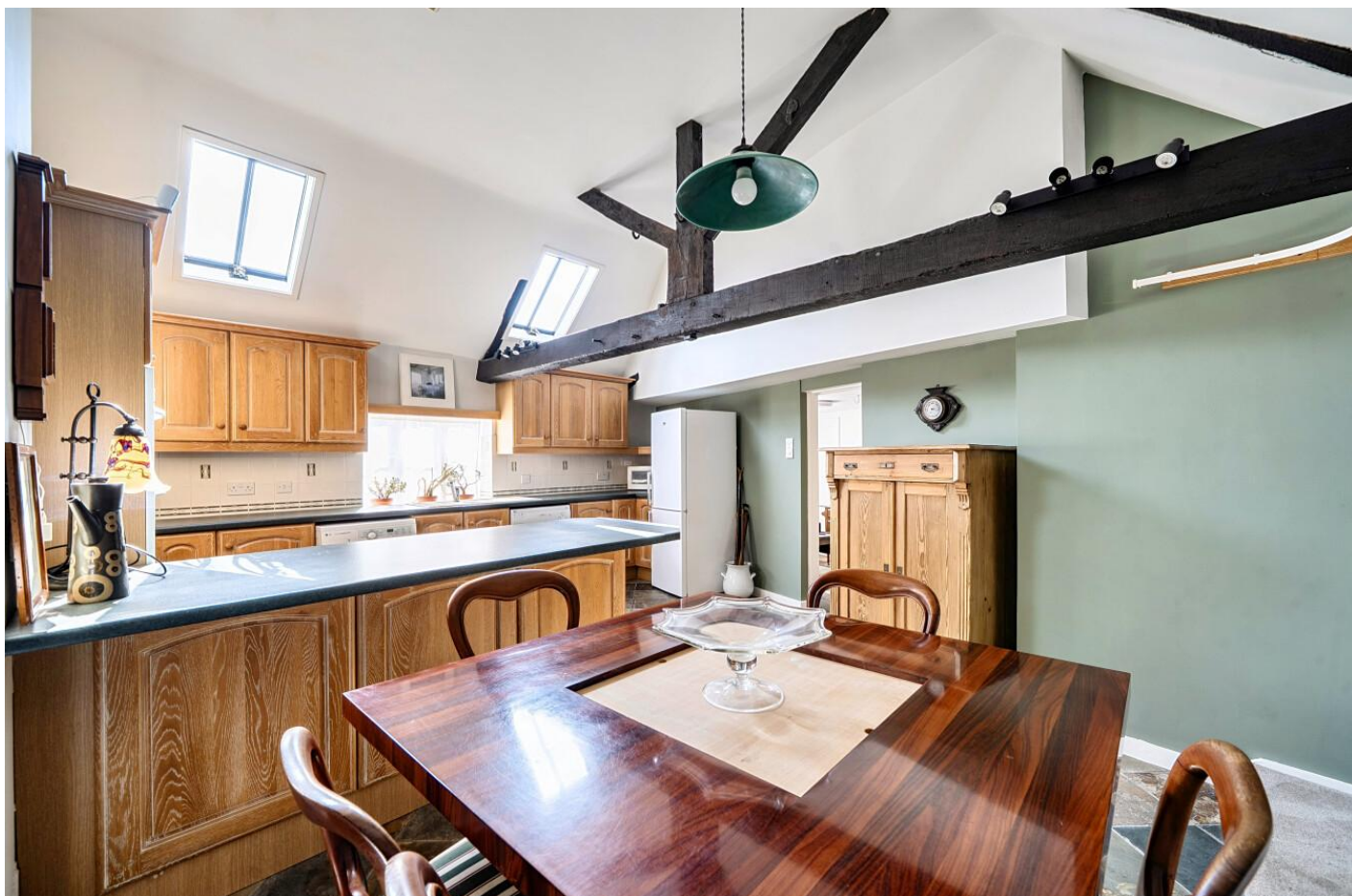
RED HILL | WATERINGBURY | MAIDSTONE | ME18 5NW

This beautifully presented property full of rare English history, circa 16th-century is a Grade II listed, two-bedroom semi-detached cottage offered to the market with No Onward Chain. The property forms part of an original hall house and is set within a conservation area. Rich in authentic period character, the property benefits from original features of restored oak panelling, a magnificent inglenook fireplace with Bressumer beam, exposed timber framing and an original king post roof structure. Thoughtfully updated for modern living, it offers newly decorated interiors, new carpets and a Victorian kitchen extension. Outside, the property is complimented with a generous front garden, rear courtyard, extensive driveway and garage. Set within Wateringbury, the village offers local shops, primary school, pubs, cafés, bus routes and a railway station to wider areas of Kent.

Guide Price £475,000 - £500,000

FREEHOLD





PELICAN BAKEHOUSE **6A REDHILL, WATERINGBURY, MAIDSTONE, KENT, ME18 5NW**

- No Onward Chain
- Grade II Listed Cottage Circa 16th Century full of English history and character features
- Two-bedroom, Semi-detached Cottage
- Low maintenance garden and courtyard, with a driveway and garage.
- Set with picturesque village of Wateringbury
- Local amenities closer by with bus routes and railway station to provide access to the wider areas of Kent.

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

WHAT3WORDS: ///innovate.shatters.bought

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Private Drainage **Heating:** Mains Gas

BROADBAND: Standard, Superfast and Ultrafast available

MOBILE COVERAGE: Good Outdoor and In-Home

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: Tonbridge and Malling Borough Council

COUNCIL TAX: Band E **EPC:** N/A

COVENANTS: Speak to Agent

FLOOD & EROSION RISK: Property flood history: None

Rivers and the sea: Very Low **Surface Water:** Very Low

Reservoirs: Unlikely **Groundwater:** Unlikely

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Grade II brick built under tiled roof



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For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

6A Red Hill, Watringbury, Maidstone, ME18 5NW

Approximate Area = 1245 sq ft / 115.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Lambert and Foster Ltd. REF: 1513653