

**RADFORDS**  
ESTATE AGENTS

*Country Homes*

**No Onward  
Chain**



**2 LOVEHURST MANOR STABLES  
LOVEHURST LANE  
STAPLEHURST  
KENT TN12 0EX  
PRICE £399,950 FREEHOLD**



The Estate Office, Crampton House  
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## 2 LOVEHURST MANOR STABLES, LOVEHURST LANE, STAPLEHURST, KENT, TN12 0EY

**AN OPPORTUNITY TO ACQUIRE A FORMER CONVERTED SEMI-DETACHED STABLE BLOCK OFFERING SPACIOUS ACCOMMODATION IN IDYLIC FARM SETTING AND SITUATED WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA**

**UNIQUE COVERED TERRACED AREA, LIVING ROOM, DINING ROOM, KITCHEN, LANDING, TWO BEDROOMS, BATHROOM, FRONT AND REAR GARDENS, LARGE ATTACHED FARM BUILDING PROVIDING GARAGING, STORAGE AREA AND ADDITIONAL AREA OF CONCRETED LAND ADJOINING THE COTTAGE EXTENDING DOWN TO THE ATTACHED FARM BUILDING**

### **VIEWINGS**

Strictly by appointment with the Agent as above.

### **DIRECTIONS**

On leaving Staplehurst on the A229 proceeding in the Cranbrook direction, after approximately 1 ½ miles turn right into Lovehurst Lane. Continue through to the end into Lovehurst Manor and the cottage will be found on the right-hand side with our For Sale board outside.

### **DESCRIPTION**

A unique opportunity to acquire a well-presented former stable block which has been sympathetically restored with a cat slide peg tiled roof with a lovely feature of a covered terraced area with exposed beam work. Internally the cottage was fully refurbished in recent years although currently some light redecoration work would be prudent. The position is outstanding in tranquillity and an internal inspection is highly recommended. The cottage has the benefit of oil-fired central heating and replacement double glazed windows. Additionally, the former farm building forms garaging for the cottage with useful adjacent store.

The property is set on the outskirts of the popular Wealden village of Staplehurst with its range of local amenities including post office, Sainsburys supermarket, primary school and mainline station providing commuter services to London Charing Cross, Waterloo, London Bridge and Cannon Street (approximately 55 minutes). The County town of Maidstone is approximately 9 miles away providing a wider range of both shopping and leisure facilities. The property falls within the Cranbrook School catchment area.



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The accommodation comprises:

The cottage is approached through an area of established garden to the front laid mainly to lawn with neat and tidy hedges. A lovely feature being the terraced area with paving and exposed beam work.

### LIVING ROOM

Two windows to front. Radiator. Exposed beams. Feature brick-built fireplace with oak beam and wood burning stove. Oak-effect stripped flooring.

### DINING ROOM

Exposed brick work and beams. Radiator. Oak-effect stripped flooring.

### KITCHEN

Window to front. Exposed beams. Fitted out with base and eye level units. Electric oven, hob and extractor hood. Plumbing for washing machine. Fridge freezer.

### STAIRCASE

Fitted carpeting. Uplighter. Leading to:

### LANDING

Radiator.

### BEDROOM 1

A feature being the elevated beamed ceiling and balcony style window to side and further windows. Wood-effect flooring. Wardrobe cupboards. Radiator.

### BEDROOM 2

Beamed ceiling. Window to front. Wood-effect flooring. Radiator.

### BATHROOM

Panelled bath. Hand wash basin. WC. Exposed beams. Radiator.

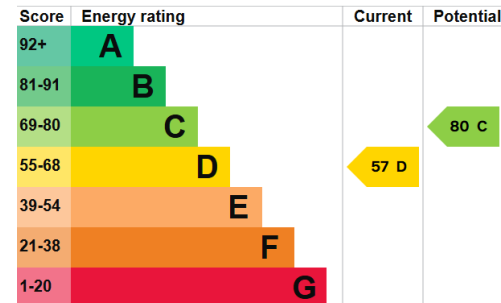
### OUTSIDE

The cottage enjoys an area of rear garden which is laid to lawn. There is an additional side area of garden and concreted area extending to the semi-detached building providing garaging and useful storage area and oil tank, light and power.

### COUNCIL TAX

Maidstone Borough Council Tax Band TBC

### ENERGY PERFORMANCE RATING



EPC Rating: D

### MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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FLOORPLANS



Total area: approx. 80.8 sq. metres (869.5 sq. feet)

Dimensions are approx

Plan produced using PlanUp.

*These details and plans have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.*