

74 Ware Street
Bearsted, MAIDSTONE
ME14 4PG

Asking Price £499,995

74
Ware Street
Bearsted
MAIDSTONE
ME14 4PG









Description

A fantastic opportunity to acquire this stunning late 15th-century hall house, sympathetically converted to create a pair of truly individual family homes. We are delighted to offer 74 Ware Street, the larger of the two properties, which showcases an abundance of historic character, including arched braces and a jettied first floor beneath a traditional Kent peg-tiled roof. Internally, the property is rich in period features, with exposed beams throughout and a magnificent inglenook fireplace forming an impressive focal point. Within the rear garden stands the original stable block, offering excellent scope and potential, while the generous garden itself measures approximately 132' x 50'. This landmark building is offered with no forward chain and enjoys a highly convenient location, just a short stroll from the Village Green and railway station, with easy access to highly regarded local infant and junior schools. An internal viewing is highly recommended to fully appreciate the remarkable character, history and potential of this unique home – a wonderful slice of local heritage awaiting its next custodian. Agents note: The current owner previously obtained planning permission to convert the existing stable into a one-bedroom annexe, as well as to construct a two-storey rear extension to the main house. Permission for which has now expired.

Location

Situated in the heart of Bearsted, the village green is approximately 100 metres away and enjoys an excellent selection of local amenities including shops providing for everyday needs together with a selection of gastro pubs and restaurants, village library and mainline railway station connected to London on the Victoria line. Educationally the area is well served with the local Roseacre and Thurnham schools catering for infants and juniors. The village also boasts an excellent selection of leisure facilities including golf, cricket, football and tennis. Maidstone town centre is some two miles distant and offers a more comprehensive selection of amenities and a wider range of schools for older children. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

Council Tax Band

F

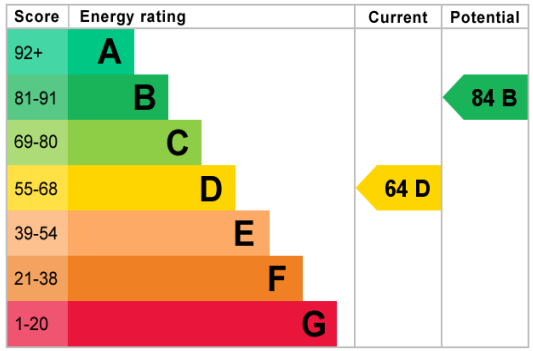
VIEWINGS STRICTLY BY APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

Accepted offers are subject to a mandatory AML identity check, carried out by a third-party provider, at a cost of £52.00 (including VAT)







GROUND FLOOR
900 sq.ft. (83.6 sq.m.) approx.

1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.

2ND FLOOR
204 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA : 1627 sq.ft. (151.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Ferris&Co

ON THE GROUND FLOOR

Grey wood effect laminate flooring throughout the ground floor. Braced timber internal doors with blackend furniture, heavily beamed throughout.

ENTRANCE HALL

Entrance door enjoying an outlook over the rear garden, leaded light window, radiator and wall light point.

CLOAKROOM

White suite comprising pedestal wash hand basin and WC, chrome-plated heated towel rail, and cupboard housing an Ideal gas-fired combination boiler serving the central heating and domestic hot water systems. Window overlooking the rear garden.

LOUNGE *16' 7" x 16' 4" (5.05m x 4.97m)*

Magnificent inglenook fireplace featuring a substantial bressumer beam, flagstone hearth, fireback, firedog and basket with canopy above, complemented by a useful fireside storage cupboard. Double-aspect windows provide an abundance of natural light, with a double radiator completing the room.

DINING ROOM *10' 4" x 9' 8" (3.15m x 2.94m)*

Window to front enjoying a southerly aspect, radiator and staircase rising to the first floor.

KITCHEN *11' 4" x 8' 9" (3.45m x 2.66m)*

Comprehensively fitted with a contemporary range of units featuring white high-gloss door and drawer fronts with stainless steel fittings, complemented by metro-tiled splashbacks and a stainless steel sink with mixer tap. Space for a range cooker with integrated canopy and extractor hood above, integrated dishwasher and plumbing for washing machine. Window to front enjoying a southerly aspect and recessed low-voltage lighting.

ON THE FIRST FLOOR

LANDING *13' 1" x 6' 4" (3.98m x 1.93m)*

Two windows to rear enjoying views over the garden, double radiator and ladder-style staircase providing access to the second floor.

BEDROOM 1 *14' 6" x 10' 1" (4.42m x 3.07m)*

Impressive original curved brick fireplace featuring a hearth, corbelled chimney and substantial bressumer beam, complemented by a useful fireside storage cupboard. Windows to front enjoying a southerly aspect and radiator.

BEDROOM 2 *14' 6" x 9' 1" (4.42m x 2.77m)*

Window to front enjoying a southerly aspect, useful eaves storage cupboard, access to roof space and radiator.

BEDROOM 4 (FORMER DRESSING ROOM) 6' 6" x 6' 5" (max) (1.98m x 1.95m)

Two built-in double wardrobe cupboards providing ample storage, with a window overlooking the rear garden.

BATHROOM 9' 0" x 7' 7" (2.74m x 2.31m)

Newly fitted white suite with chrome fittings, comprising panelled bath with mixer tap and handheld shower attachment, pedestal wash hand basin with double cupboard beneath, and WC. Tiled splashbacks, built-in storage cupboard, chrome-plated heated towel rail and shaver point, with a window overlooking the rear garden.

BEDROOM 3 16' 4" x 15' 2" (max) (4.97m x 4.62m)

Characterful room with some restricted head height to the extremities, featuring a Velux window, exposed brick chimney breast and original horsehair plaster with traditional wattle and daub.

OUTSIDE

To the front of the property is a recently refurbished ragstone wall, complementing the historic character of the home. Vehicular access to the rear leads onto an extensive Type 1 driveway, providing ample off-road parking for numerous vehicles. The generous rear garden measures approximately 132' x 50', with ragstone walling and timber sleepers retaining the lawned area beyond, interspersed with established shrubs and flanked by conifers to the rear. A particularly notable feature is the original stable block, measuring approximately 27' x 10'9", widening to 17'. This characterful outbuilding offers considerable scope and potential for alteration and refurbishment, subject to any necessary consents.

SALES OFFICES
01622 671200

sales@ferrisandco.net
www.ferrisandco.net

Penenden Heath Parade,
Penenden Heath, Maidstone, Kent ME14 2HN