



Brook House Barn
Old Loose Hill | Loose | Maidstone | Kent | ME15 0BL

SELLER INSIGHT

“From the moment we first visited Brook House Barn, we were drawn to the charm of the picturesque Kentish village setting in Loose, nestled beside a gentle stream with beautiful walks on the doorstep. The peace here is immediate: birdsong, stillness, and a deep sense of calm that told us this was the place for us. On the same day that we came for our initial viewing of the property, was the annual village duck race in the stream. We bought a ticket and believe it or not, our duck won! If any doubts had remained, they were gone, and we put in an offer on the house straight away, sensing that this was meant to be!

“Over the years we have updated the house by replacing windows and refreshing the kitchen with tiling, painted units and handles, while keeping its character intact. The open-plan dining room and kitchen has been perfect for family life, allowing us to cook and spend time together with ease.

“A true highlight of the house is the mezzanine, a special retreat with floor-to-ceiling windows overlooking the fields and village stream, perfect for reading, meditating or simply watching the birds move through the trees.

“Outside, the property really comes into its own. We have created vegetable beds, a greenhouse and a decking area complete with outdoor kitchen, fridge and Belfast sink with running water. This space is perfect for barbecues and al fresco entertaining, while throughout the garden is seating both for sun lovers and in the shade of beautiful trees. Our granddaughter adores playing by the stream and spotting the goldfish, while squirrels, ducks and birds – including kingfishers – bring constant life to the garden.

“Beyond the gate are fields of sheep, bluebell woods and endless other wonderful walks. Leeds Castle is 15 minutes away, with a goat sanctuary and deer park also nearby, so there is plenty to keep the whole family entertained. There is a great choice of pubs and restaurants locally, too. The convenience of the location is superb: a bus stop five minutes away links to Maidstone, and Marden station offers free parking with a 47-minute direct train to London Bridge. As one might gather from events such as the duck race, there is a strong sense of community in the village of Loose itself, making this a warm and sociable place to live.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





STEP INSIDE

Fine & Country are delighted to present Brook House Barn, a captivating Grade II listed former granary, believed to date from the 18th century, tucked away within the very heart of Loose Village, one of Kent's most cherished and picturesque settings. Framed by meandering streams, historic architecture, and glorious countryside walks, this is a home that offers rare character, timeless charm, and an idyllic lifestyle in equal measure.

Lovingly cared for by the current owners, the property has benefited from a series of subtle enhancements that beautifully complement its period heritage, including sympathetic improvements to the windows and tasteful refinements to the kitchen, all undertaken with sensitivity to preserve the integrity and warmth of this remarkable home.

Internally, the accommodation is arranged in a distinctive and versatile manner, perfectly befitting a building of such provenance. The principal living space is positioned on the upper floor where dramatic vaulted ceilings rise into the rafters, revealing an abundance of exposed beams and original timbers. This wonderful open plan environment combines sitting, dining and kitchen areas, creating a sociable yet atmospheric heart of the home, equally suited to quiet evenings or entertaining family and friends.

Throughout the property, character features are ever present, with exposed brickwork, timber beams and floorboards combining to create a sense of authenticity and comfort that is so often sought yet seldom found.

The two double bedrooms are arranged on the lower level, each enjoying its own distinct charm and character. The principal bedroom is particularly striking, complete with a luxurious en suite bathroom featuring a Jack & Jill arrangement, as well as an elegant Diocletian arched window that serves as a beautiful reminder of the building's heritage. The second bedroom is well served by a stylish and well-appointed family shower room, thoughtfully designed for both comfort and convenience. A separate utility room further enhances the accommodation, underscoring the property's focus on everyday ease and functionality.

A further highlight is the mezzanine level, an enchanting retreat overlooking the surrounding landscape. Bathed in natural light, this versatile space lends itself beautifully as a reading room, study area, occasional guest space, or peaceful sanctuary from which to enjoy elevated views across the village, gardens and beyond.





Outside, Brook House Barn continues to impress. The gardens have been thoughtfully arranged to provide a series of seating terraces and entertaining areas, with a delightful, decked space complete with outdoor kitchen facilities, ideal for summer dining and relaxed gatherings. Mature planting, vegetable beds, and a greenhouse add further appeal for keen gardeners, while a gentle natural stream meanders through the grounds, attracting an abundance of wildlife and enhancing the tranquil atmosphere that defines this exceptional setting.

The detached double garage offers excellent practicality and secure space for precious vehicles, hobby storage, or workshop use, complemented by a generous driveway dressed in fine shingle providing ample off-road parking for several vehicles.

Positioned to the rear of the garage is a highly useful additional room, currently utilised as a home gym, though equally suited as a dedicated office, studio, or treatment room, enjoying a charming outlook across the garden.

Loose Village remains one of the most desirable addresses on the outskirts of Maidstone, celebrated for its historic charm, village community, and beautiful surrounding countryside. The famous Loose streams, scenic walks, local pubs and excellent amenities all combine to create a lifestyle of rare quality, while convenient transport links, including nearby stations with services into London, make this an attractive proposition for commuters.

Brook House Barn is far more than a home. It is a place of peace, personality, and enduring beauty, where history, nature and modern living exist in perfect harmony.

Freehold
Council Tax Band E
EPC Rating D
Grade II Listed
Property is in a conversation area
For mobile phone coverage in the area please look online
Ultrafast Full Fibre is available at the property, for more information please look online
Utilities: Electric / Gas / Mains Water / Mains Drainage / Broadband
There is Chancel repair liability
Shared driveway with Brook House. Maintenance is shared on an ad-hoc basis

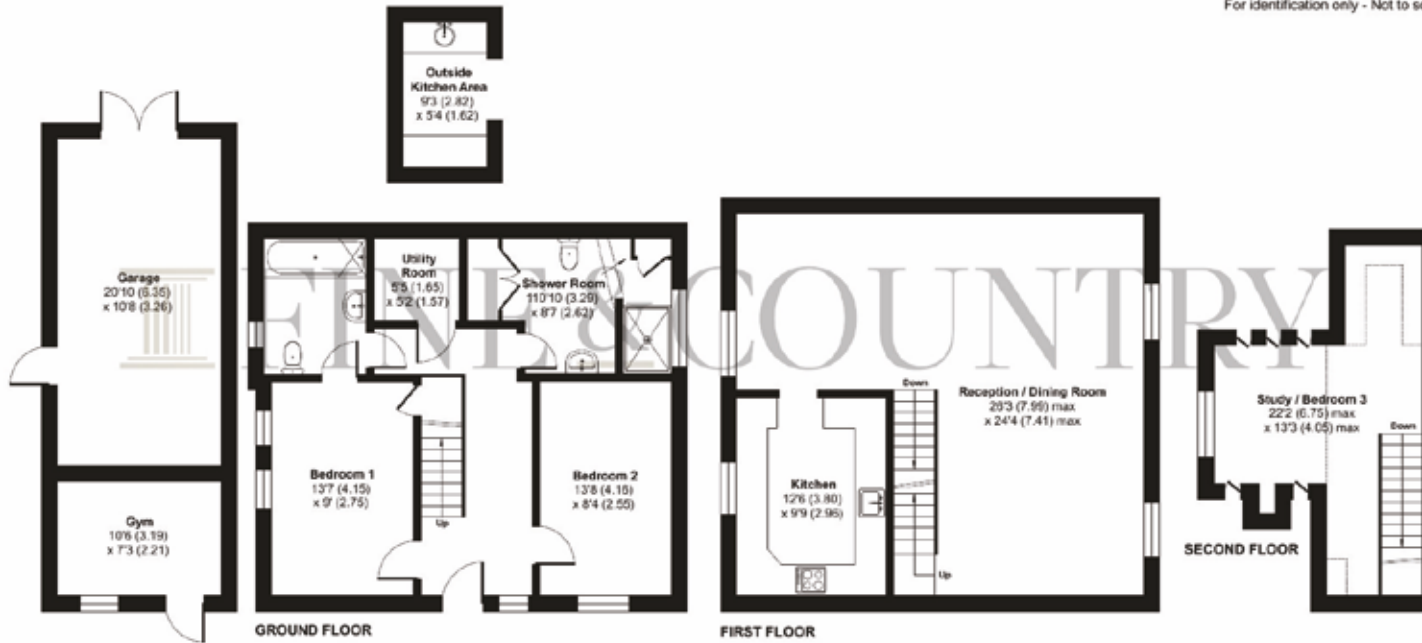
Guide price £600,000 - £650,000



Brook House Barn, Old Loose Hill, Loose, Maidstone, ME15

Approximate Area = 1317 sq ft / 122.3 sq m
 Limited Use Area(s) = 88 sq ft / 8.1 sq m
 Garage = 218 sq ft / 20.2 sq m
 Outbuildings = 125 sq ft / 11.6 sq m
 Total = 1748 sq ft / 162.3 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). © rinchecom 2025. Produced for Fine & Country (Kent). REF: 1435197



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Fine & Country Maidstone, Malling and The Weald
28 High Street, West Malling, Kent, ME19 6QR
01732 222 272 | westmallings@fineandcountry.com

