btf

Land & Property Experts



MERRYMAIDS FARMHOUSE

COUCHMAN GREEN LANE · STAPLEHURST · TONBRIDGE · KENT TN12 0RR

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KENT TN12 0RR

Staplehurst	-	*1.3 miles*
Staplehurst Station	-	*1 mile*
Maidstone	-	*8 miles*

An opportunity to purchase a detached house recently refurbished subject to an Agricultural Occupancy Condition (AOC) in a rural location with views over agricultural land. Extending to a total of 0.41 acres.

- A detached 3-bedroom house
- Good sized residential gardens extending to 0.41 acres along with detached double garage
- Views of agricultural land
- Subject to an Agricultural Occupancy Condition

PLEASE NOTE – Buyers must be able to prove compliance with AOC.

FOR SALE BY PRIVATE TREATY

GUIDE PRICE: - £595,000

VIEWING: - Strictly by appointment via the sole agents:
BTF Partnership, Clockhouse Barn, Canterbury Road, Challock, Ashford, Kent TN25 4BJ
01233 740077
challock@btfpartnership.co.uk

LOCATION

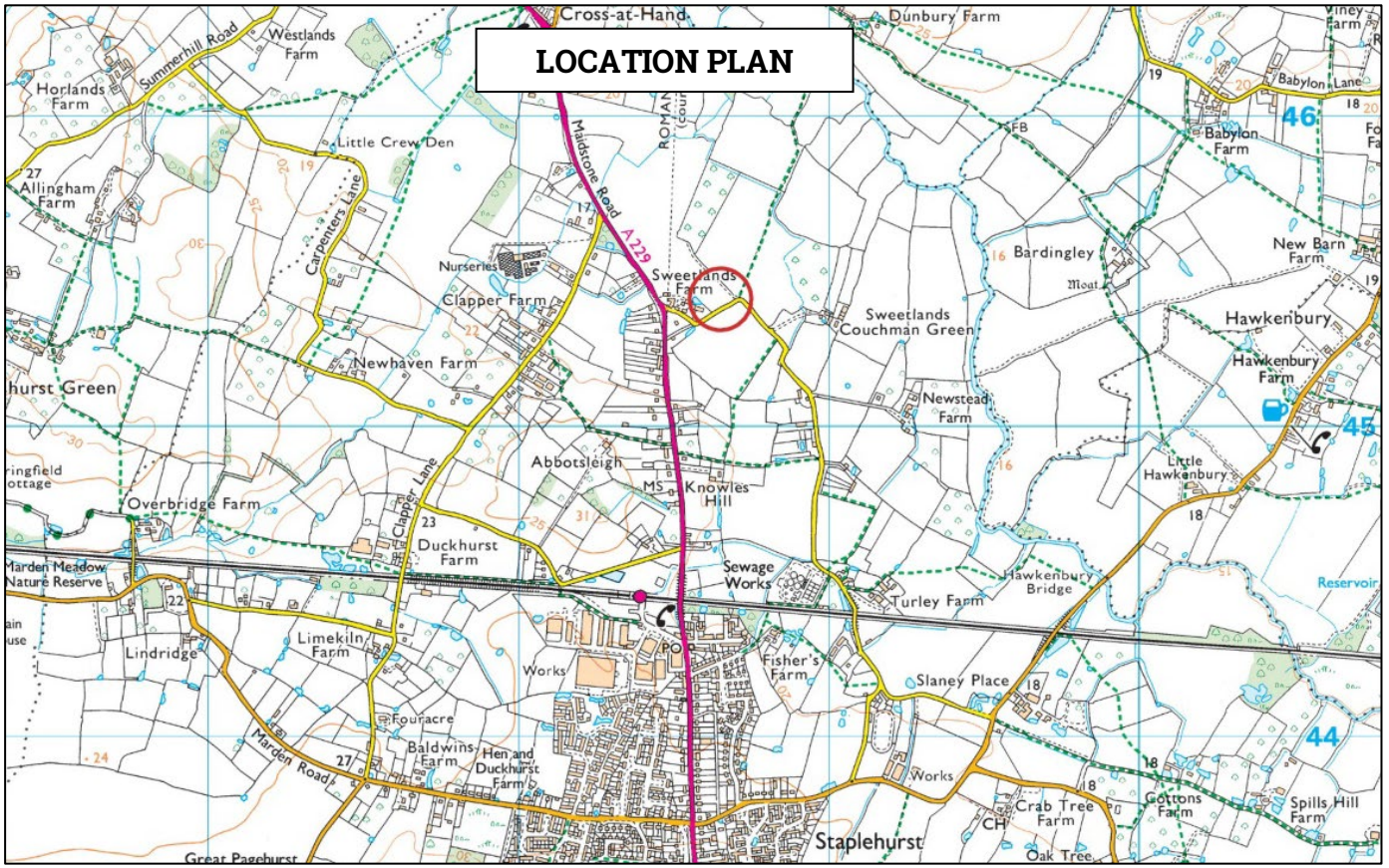
Merrymaids Farmhouse is located off Couchman Green Lane, some 1.3 miles north west of the village of Staplehurst. Staplehurst has a range of amenities including a post office, medical centre, Sainsburys supermarket and a mainline station with connections to central London in about an hour. The nearby town of Maidstone has a full range of social, recreational, and educational facilities. Please see the Location Plan below for the exact location of the property in relation to its surrounding towns and villages.

DIRECTIONS

The nearest postcode for the property is TN12 0RR. From the A229 in the centre of Staplehurst, proceed north on Maidstone Road for approximately 1 mile before turning right at the grass triangle onto Couchman Green Lane. Proceed along Couchman Green Lane for 0.1 miles and Merrymaids Farmhouse is located on the left hand side.

WHAT 3 WORDS

rejoin.cattle.parading











GENERAL DESCRIPTION

Merrymaids Farmhouse is a detached 3 bedroom family home built to a traditional design with well-proportioned accommodation arranged over two floors. It is subject to an AOC which states that **"the occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture or in forestry or a widow or widower of such a person and to any dependent residents."** Accommodation comprises the following: -

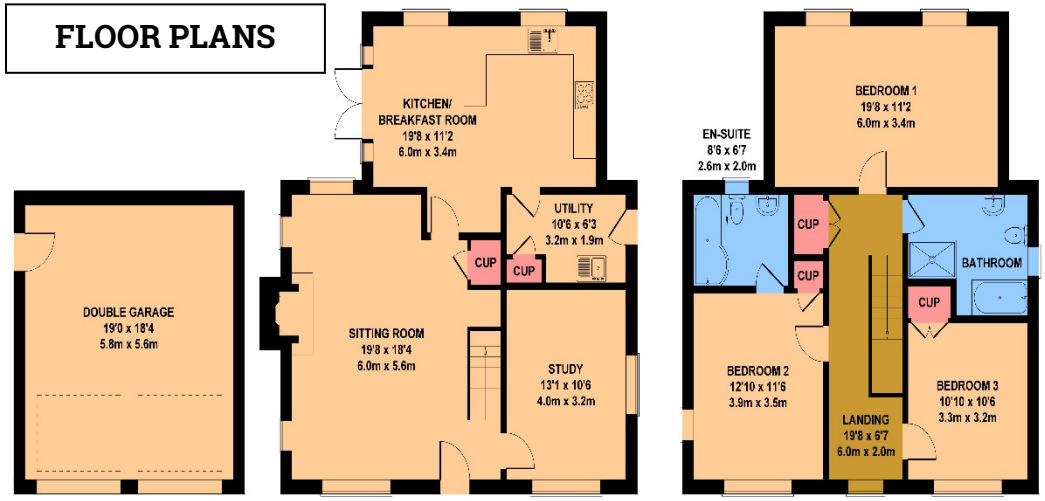
The front door opens to the **Sitting Room** with open fireplace, a staircase leading to **the First Floor Landing** with cupboard underneath and doors to the **Study** and **Kitchen/Breakfast Room** which has a **Utility Room** off and door to **Rear Garden**. The Kitchen/Breakfast Room has a range of wall, base and drawer units with a stainless steel sink and drainer set into the worktop. There is an electric hob with oven under and extractor fan above. There are double doors opening to the Rear Garden. The Utility Room has a stainless steel sink and drainer set into the worktop with space for appliances. There is a cupboard, a floor mounted oil fired boiler and a door to the outside.

From the First Floor Landing there are doors to; **Family Bathroom** and **Three Double Bedrooms** with Bedroom 2 benefiting from an en-suite bathroom. Two of the bedrooms are fitted with storage cupboards.

OUTSIDE

To the front of the property is a hardstanding area with parking for several vehicles and a path to the front door. The garden is laid to lawn with post and rail boundaries. There is a detached **Double Garage** to the side which has light and power connected. The garage has two up and over doors and a pedestrian door leading to a link between the house and gardens. The total extent of the property is 0.41 acres.

FLOOR PLANS





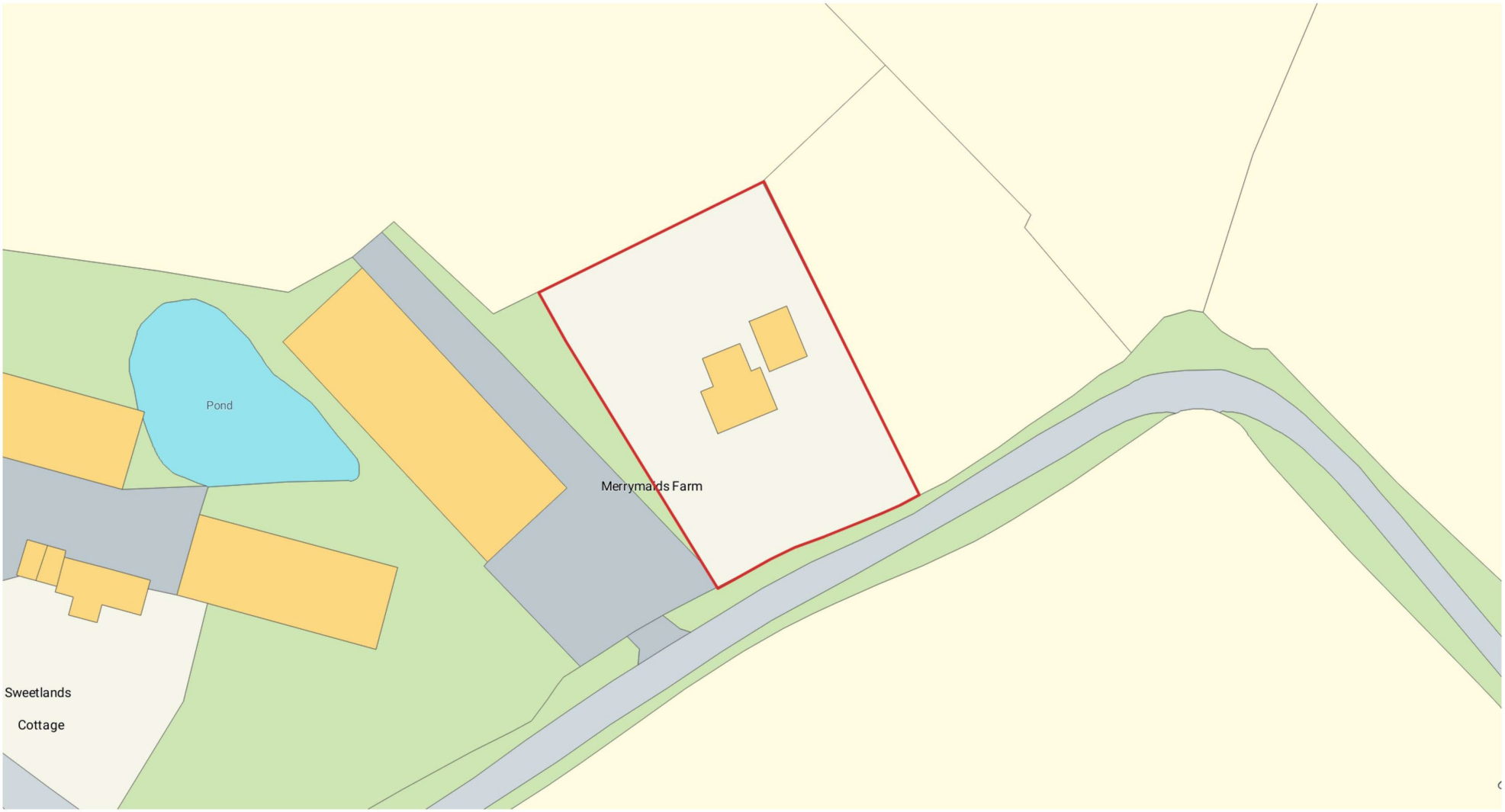








BOUNDARY PLAN



Produced on Mar 20, 2023.
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20 m
Scale 1:750 (at A4)

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BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.

SERVICES
Merrymaids Farmhouse has mains electricity and water. Drainage is to of a private septic tank and heating is oil fired. **Please Note:** None of these services have been checked or tested.

BOUNDARIES
The purchaser must satisfy themselves on the location of all boundaries from their own inspection and from the Land Registry plans available.

ACCESS
Access to the property is directly from Couchman Green Lane to the south onto a gravelled drive. As far as we are aware, Couchman Green Lane is an adopted public highway and the property adjoins this highway.

METHOD OF SALE
The property is offered for sale by Private Treaty as a whole. The vendor reserves the right to take the property to informal tender, formal tender or auction at a later date if required. The vendor also reserves the right to not accept any offer. Vacant possession will be available on completion.

TENURE
The property is for sale freehold with vacant possession on completion.

PLANNING
The farmhouse is subject to an Agricultural Occupancy Condition. Planning permission was granted by Maidstone Borough Council (Ref 05/1408) for "the erection of the cattle yard and a new agricultural dwelling" Condition 7 of this consent states **"the occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry or a widow or widower of such a person and to any dependent residents"** A copy of the planning consent is available on request. Buyers will be required to provide evidence they comply with this restriction prior to any viewing.

LOCAL AUTHORITY
Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ

Maidstone Borough Council, Maidstone House, King Street, Maidstone, Kent ME15 6JQ. 01622 602000.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY
The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

COUNCIL TAX
Merrymaids Farmhouse – Band G

EPC RATING
Band D
A copy of the Energy Performance Certificate is available from the selling agents on request.

PLANS
The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

PHOTOGRAPHS
The photographs within this brochure were taken in May 2022 & October 2025.

PURCHASER IDENTIFICATION
In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Thirdfort to verify the identity and residence of purchasers.

ACREAGES
The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

AGENT'S NOTE
We wish to inform prospective purchasers that we have prepared these sale particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.

VIEWINGS
The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings are strictly by appointment only with the vendor's sole agent. If you would like to view, please contact Alex Cornwallis on the contact details below.

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Challock
Ashford
Kent TN25 4BJ
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Mob: 07799 846872 (Alex Cornwallis)
Email: challock@btfpartnership.co.uk
Reference: AC/R1663.2

GUIDE PRICE
£595,000



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www.btfpartnership.co.uk

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