



Lambert & Foster



1 WOODSIDE FARM COTTAGES

GRIGG LANE | HEADCORN | KENT | TN27 9LU

A redevelopment opportunity, subject to planning, to replace a detached two bedroom two storey house, in need of updating and improvement, with a significant replacement dwelling set within neatly maintained lawned gardens, total plot size extending to approximately 0.3 of an acre, occupying a semi rural location on the periphery of this popular village.

CASH BUYERS ONLY

Guide Price £350,000

FREEHOLD



1 WOODSIDE FARM COTTAGES

GRIGG LANE | HEADCORN | KENT | TN17 9LU

1 Woodside farm is a detached two storey house, circa early 1900s, formerly part of a pair of semi-detached cottages which were split into two separate properties. No.1 now presents an opportunity to replace with a significant replacement dwelling, taking advantage of the existing simple structure, requiring updating and improvement, together with the good size plot. It is considered the neighbouring residential replacement property has assisted in setting a precedent for the redevelopment. The existing house presents predominantly stained weather boarded elevations, set beneath a pitched slate tiled roof. The existing accommodation is arranged over two floors and includes a sitting room with open fireplace and a double aspect, a fitted kitchen/breakfast room with butler sink, electric oven and hob, an integrated dishwasher, space and plumbing for washing machine, a tiled floor and double aspect. Arranged over the first floor are two bedrooms, bedroom one with built-in wardrobe and a cast iron fireplace, bedroom two also with cast iron fireplace and a double aspect. A bathroom is fitted with a white suite.

Outside, the neatly maintained garden is laid to lawn with trees including cherry, established beech hedging and an open, offroad unmade parking area.



- Total floor area 927 sq ft/86.1 m²
- Redevelopment opportunity subject to planning
- Entrance hall with walk in under stairs storage
- Sitting room
- Kitchen/breakfast room
- Rear hall
- First-floor landing
- Two bedrooms
- Bathroom
- Part electric storage heaters
- Lawned garden total plot size approximately 0.3 of an acre
- Edge of village location

DIRECTIONS

From Oak Lane, in the centre of Headcorn village, turn into Grigg Lane and continue past the doctor's surgery on the left and on, whereupon 1 Woodside Farm will be found on the lefthand side.

GENERAL

Tenure: Freehold

Services: Mains electricity and water.

Agent's note: The property is currently on private drainage with the tank located in a neighbouring property owned by the seller, within six months of completion the new owner of 1 Woodside Farm Cottages will be required to install their own private sewage treatment plant.

Local authority: Maidstone Borough Council

Council tax: Band D **EPC:** F (32)

VIEWING

By appointment only.

Cranbrook Office: 01580 712888.

FLOORPLANS

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

1 Woodside Farm Cottages, Grigg Lane, Headcorn, Ashford, TN27

Approximate Area = 927 sq ft / 86.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Lambert and Foster Ltd. REF: 1028367

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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