

SIBLEY PARES

RESIDENTIAL

84 Collingwood Road & Kits Coty Glamping

AYLESFORD, KENT, ME20 7ER



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A UNIQUE OPPORTUNITY TO PURCHASE A BEAUTIFULLY PRESENTED SIX BEDROOM, TWO BATHROOM DETACHED FAMILY HOME SET WITHIN CIRCA TWO ACRES OF MATURE GROUNDS CURRENTLY FORMING THE AWARD WINNING 'KITS COTY GLAMPING' SITE

This light and bright unique family home has been generationally owned, expanded and invested into by the current family for over one hundred years, the sale of which serves as both a commercial and residential investment opportunity and would comfortably suit a multi generational family thanks to the self-contained annexe and multiple outbuildings set within the grounds.

Highlights include:

- Four bedrooms, family bathroom, two large reception rooms, study and utility room within the 2,265sqft main house with currently converted triple garage.
- A 1,177sqft two bedroom integrated self contained annex with three spacious reception areas.
- Mature rear garden to the residential house with multiple practical outbuildings and stores.
- A well respected and established glamping business that has been running since 2014 - facilities within the grounds include an external kitchen area, toilet and shower facilities, maturely zoned areas including static accommodation and neatly presented areas for glamping tents.


The Main House

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THE MAIN HOUSE

GROUND FLOOR:

- A light and spacious 20'2" living room with a wood burner in the feature fireplace.
- 27'4" beautiful kitchen diner with central island, pantry and utility room.
- 11'11" study, guest W.C., and converted triple garage used as playroom and store.

FIRST FLOOR:

- 15'1" x 9'1" principal bedroom, with door to fourth bedroom currently used as a dressing room.
- 12'3" x 10'8" second bedroom.
- 12'4" x 9'3" third bedroom.
- Modern family bathroom with freestanding bath and separate shower cubicle.

OUTSIDE:

- Large alfresco dining area with covered pergola over
- Additional purpose built covered dining area and further raised patio areas
- Detached 19'4" x 9'3" music studio
- Detached 22'4" x 15'9" wooden tractor shed and 16'1" x 16" workshop, both with light and power
- An impressive 48'8 x 22'11" metal detached modern barn with light and power





Spacious Reception Areas









Bedrooms & Bathroom









Alfresco Living









Outbuildings & Grounds





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THE SELF-CONTAINED ANNEXE

(own front door as well as access from the main house kitchen diner)

GROUND FLOOR:

- A double height light and spacious 26'11" x 14'11" living room
- 23'9" x 14'1" kitchen diner, open to a triple aspect 11'2" x 9'3" sun room
- Guest W.C. and additional storage cupboards

FIRST FLOOR:

- 10'11" x 9'4" principal bedroom, with built in wardrobes
- 9'5" x 5'11" second bedroom
- Modern family shower room with shower cubicle, W.C. and sink

OUTSIDE:

- Own rear and side patio areas, open to lawned rear garden
- Hexagonal covered garden pavilion





Two Bed Self-Contained Annexe





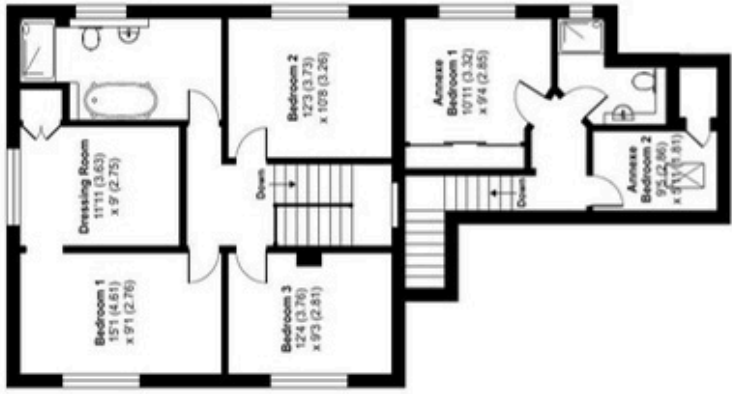
Floor plan

MAIN HOUSE AND ANNEX LAYOUTS

GROUND FLOOR



FIRST FLOOR



MAIN HOUSE: 1.884 SQ.FT (175 SQ.M)
ANNEXE: 1.177 SQ.FT (109.3 SQ.M)
CONVERTED GARAGE: 381 SQ.FT (35.4 SQ.M)
TOTAL = 3,442 SQ.FT (319.7 SQ.M)

MISREPRESENTATION ACT 1967. These particulars are believed to correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares. Please note that In accordance with Money Laundering Regulations, we are now required to obtain proof of identity for purchasers.



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INDICATIVE

Plot Layout

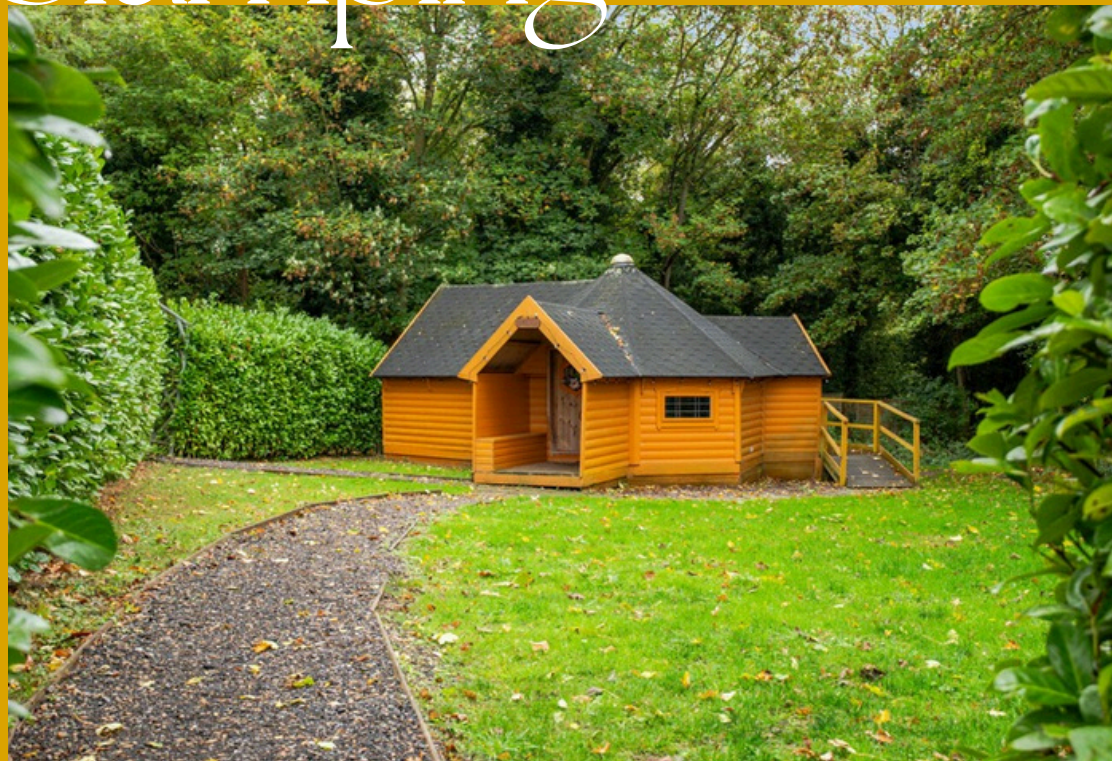
PLOT CIRCA TWO ACRES (TBV)





Kits Coty Glamping





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KITS COTY GLAMPING

THE BUSINESS:

In 2014 the owners of 84 Collingwood Road fulfilled a long held dream of creating a glamping site that was quirky and personal, with exceptional customer service. Twelve years on, they continue to provide guests with memorable glamping experiences, where families can come together, enjoy the outdoors, and make memories that can last a lifetime.

The business has won many accolades, including winning the Tourism South East, Glamping Business of the Year for 5 consecutive years and in 2024 won Silver in the VisitEngland National Awards in the category Camping, Glamping and Holiday Park of the Year.

TRADING INFORMATION:

The business currently operates for the 6 months per year (May to October), offering plenty of scope to extend this trading period, should an incoming owner wish to do so.

Full accounts can be made to prospective buyers following a formal viewing

Full details can be found at www.kitscotyglamping.co.uk

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THE GLAMPING UNITS

There are five individual naturally screened areas of the site, three of which host fixed accommodation and two are hard standings for themed glamping tents. The accommodations sleep up to 21 persons and comprise:

SHEPHERDS HUT - PAMELA

Pamela is a traditionally built shepherds hut similar to those commonly seen in the Kent countryside in bygone days. She is a vintage inspired hut themed with shabby chic furnishings and soft pastel shades. Pamela is equipped with a full sized double bed, a fold-away table and chairs, plenty of storage and a log effect electric heater to ensure guests remain cosy during their stay. Pamela also benefits from a raised decking area providing views over the North Downs.

THE WOODLAND RETREAT - GRETEL

Gretel is a magical enchanted woodland themed cabin. Decorated in a forest theme she is perfect for couples and families with younger children. The king size bed is a true showstopper and bunk beds are provided for the children.

CHARLIE - THE SWEET RETREAT

Charlie is a Charlie and the Chocolate Factory themed cabin. Step into a world of pure imagination and guarantee sweet dreams. Perfect for couples and families.

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THE GLAMPING UNITS

GENERAL FACILITIES AND COMMUNAL AREAS

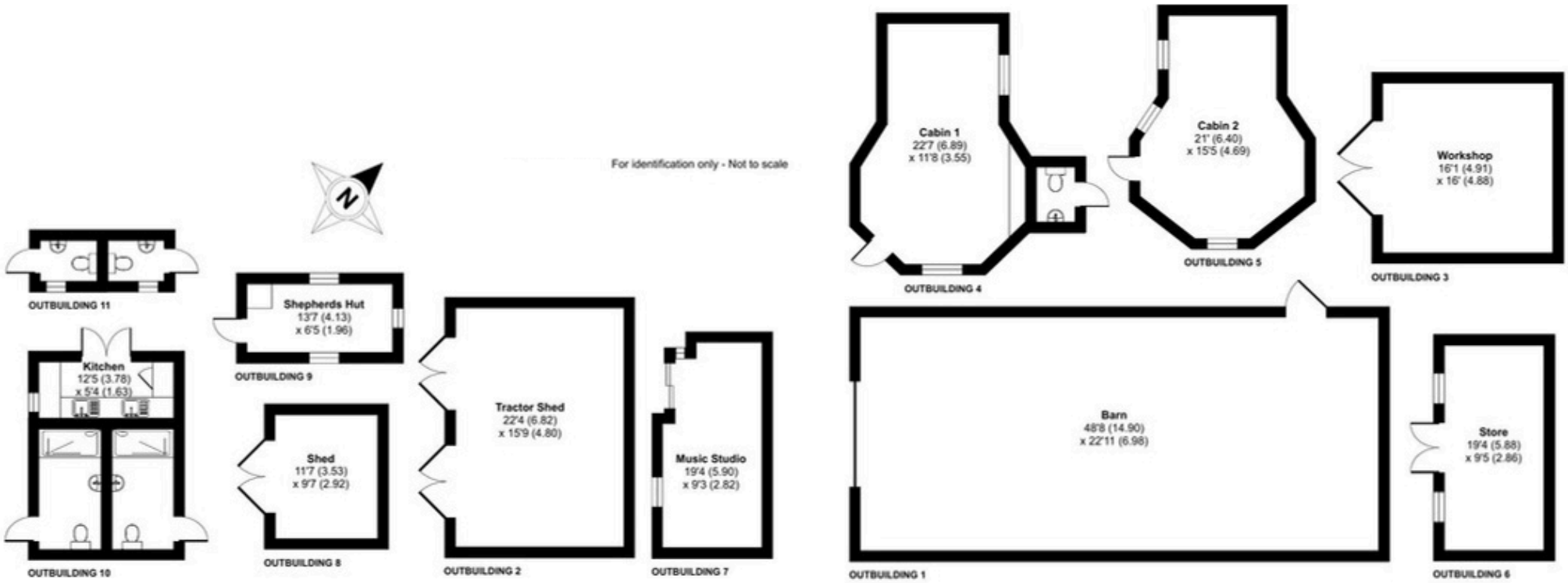
All of the accommodation are well equipped with everything provided for a stress free self catering break. This includes electricity connection, full sized beds and a cosy log effect electric heaters. Outside each pitch is equipped with a picnic table, fire pit, cool box, barbeque and gas rings together with a selection of pots, pans and utensils for your catering needs. Communal covered areas for cooking and eating are provided in case of inclement weather. Free Wi-Fi is provided throughout the site.

The star of the show is the luxurious Shower Cabin. Two luxury wet rooms fitted with under floor heating, showers, toilets, basins and hair dryers are provided. The cabin also houses a washing up area containing two sinks, fridge freezer, microwave, kettle and toaster together with local information boards.

The Snug is a communal indoor chill-out area with leather sofas, dining table & chairs, equipped with a selection of books & games for our guests to enjoy in all weathers. There is also large communal outdoor fire-pit area for larger night-time gatherings.

Floor plan

KITS COTY GLAMPING UNITS AND MAIN HOUSE OUTBUILDING LAYOUTS



COMBINED ACCOMODATION TOTAL: 3,059 SQ.FT (284.1 SQ.M.)

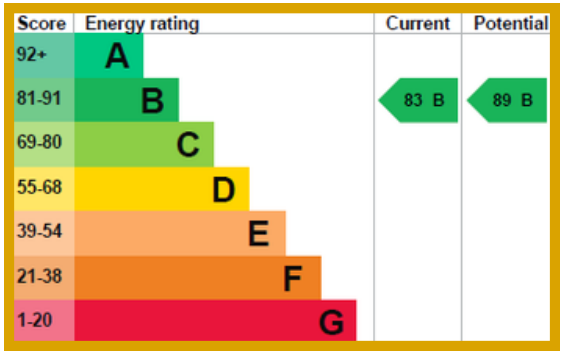
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NOTES

- Tenure:
  - Freehold
- Heating & Hot Water:
  - Radiator heating throughout main house and annex via two oil fired boilers
  - 2,500 litre tank on site
  - Solar panel system for generating electricity and additionally heating the hot water
    - System has both a 3Kw battery for storage and a FIT tariff for exporting to Grid
- Utilities:
  - Mains electricity, mains water and mains sewerage
- Council Tax:
  - Main house: Band F (Tonbridge & Malling Council)
  - Annexe: Band C (Tonbridge & Malling Council)
- EPC:
  - Combined rating of B (83), maximising full potential




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AYLESFORD, KENT, ME20 7ER
Watling Street
A2
Cole Wood
M2
Broad Oak Wood
Strood
Rochester
Rochester
Chatham
Gillingham
The Vineyard
Magpie Shaw
Chatham
Longhoes Wood
Lower Bush
Red Wood
Upper Bush
Cuxton
A228
Scrubs Wood
North Wood
Wouldham Road
Maidstone Road
City Way
Maidstone Road
A2
Hale
Bishop's Hoath Wood
Snodhurst Wood
Capstone
Pilgrims Road
Shoulder of
Mutton Wood
North Dane Way
Barn Wood
Halling
Harris's Copse
Dean Hill
Scarborough
Dargets Wood
Hall Wood
Tunbury Wood
Sindal's Shaw
Round Wood
A2045
M2
Lidsing
Dunn
Snodland
Stalks Wood
Paddlesworth Shaw
A228
Abbey Mead Lake
Frith Wood
Westfield Wood
Friends Wood
Bushey Wood
Birling Wood
New Hythe
Leybourne Lake
Rochester Road
A229
The Larches
Clay Wood
M20
Aylesford
Donkey Shaws
A20
London Road
M20
Lock Wood
West Malling

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Location



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