

# KE



1 Jersey Farm Close, Broomfield, Herne Bay, CT6 7FA

Offers In Excess Of £425,000

- Incredible Home In A Unique Location
- Converted Cow Barn
- Striking Interior, two double bedrooms
- Stylish Interior
- Forms Part Of An Exclusive Development

# 1 Jersey Farm Close, Herne Bay CT6 7FA

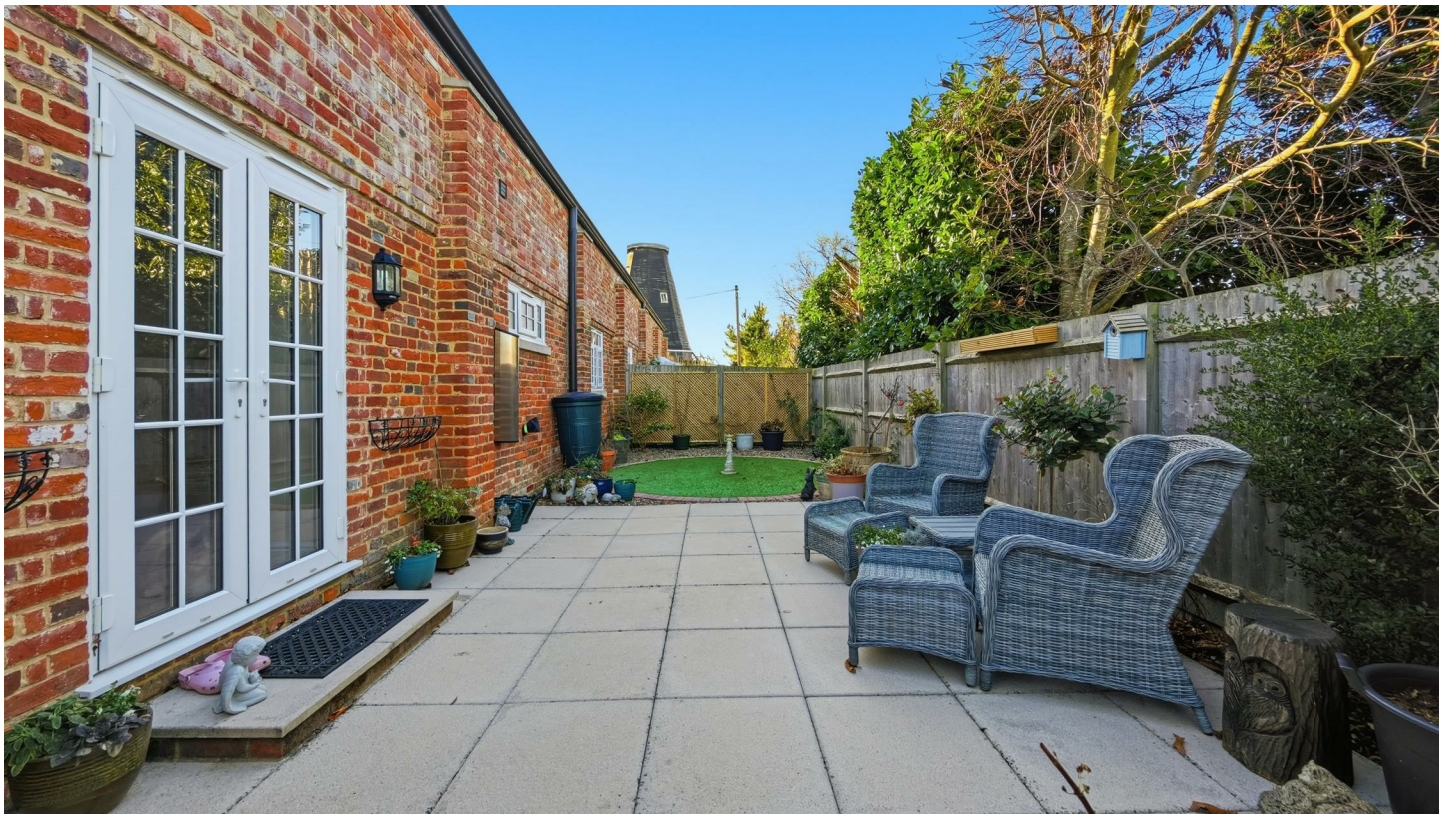
Jersey Farm was a fully operation farm providing milk and dairy products for many, many years to the residents of Herne Bay. This particular, striking home was actually the original cow shed with the stunning arched window starting life as a set of timber doors used by the cattle. In 2015, a talented architect designed the conversion to create two fantastic homes and used the structure cleverly to retain some of the high ceilings so the properties get flooded with light. Now tucked away in a cul-de-sac, there are but a few residences so these homes really are terribly exclusive.

One of Kent's oldest smock windmills, Herne Mill, dated 1789 is situated behind the house and can be clearly seen from the rear garden. The village of Herne, itself, is only a short walk away with its local pub 'The Smugglers'. This family run and highly regarded pub was a renowned smugglers' haunt and is thought to have stood there in some form since the late 14th century. The village centre is full of houses with wooden beams and timber frames and has a lovely school and local bus into coastal Herne bay, The Cathedral City of Canterbury and popular Whitstable.

This incredible property has a high end finish with rooms of elegant proportions, two bathrooms and two double bedrooms. A pretty garden with parking completes the picture.



Council Tax Band: C



## GROUND FLOOR

### Entrance Hallway

Double glazed front entrance door, stair case to first floor, under stairs storage cupboard, under floor heating.

### Kitchen/Diner

23'8 x 12'11

Fitted kitchen comprising of a range of matching wall and base units, with complementary work surfaces over, ceramic sink and drainer unit, integrated dishwasher, fridge freezer and washing machine, four gas burner hob with extractor canopy over, double oven, double glazed window to front and rear, laminate flooring, under floor heating.

### Lounge

23'11 x 12'6

Window to front and side, French doors to rear leading to the garden, under floor heating, log burner.

### Bathroom

8'2 x 7'5

Panelled bath with mixer tap and hand held shower attachment, wash hand basin set in vanity unit, low level WC, partially tiled walls, frosted window to rear, laminate flooring, under floor heating.

## FIRST FLOOR

### First Floor Landing

Velux window to front, radiator.

### Bedroom One

20'6 x 12'8

Double glazed window to front, two radiators, built in wardrobes.

### Shower Room

8'1 x 7'5

Fully tiled double shower cubicle, wash hand basin set in vanity unit, low level WC, heated towel rail, extractor fan, laminate flooring, Velux window to rear.

### Bedroom Two

20'6 x 12'11

Velux windows to front and rear, two radiators, built in wardrobes.

## OUTSIDE

### Front Garden

Open plan frontage

### Rear Garden

Paved patio area, shingle area, garden shed, side access.

### Allocated Parking

## COUNCIL TAX BAND C

### NB

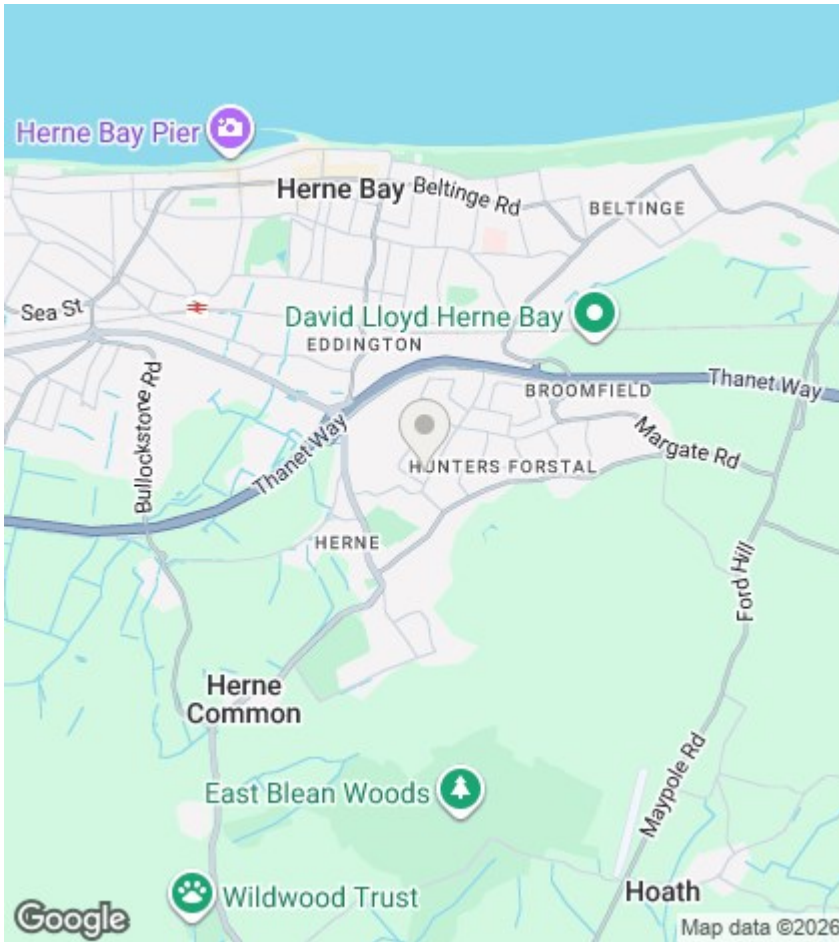
At the time of advertising these are draft particulars awaiting approval of our sellers.

### Full Description

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## Viewings

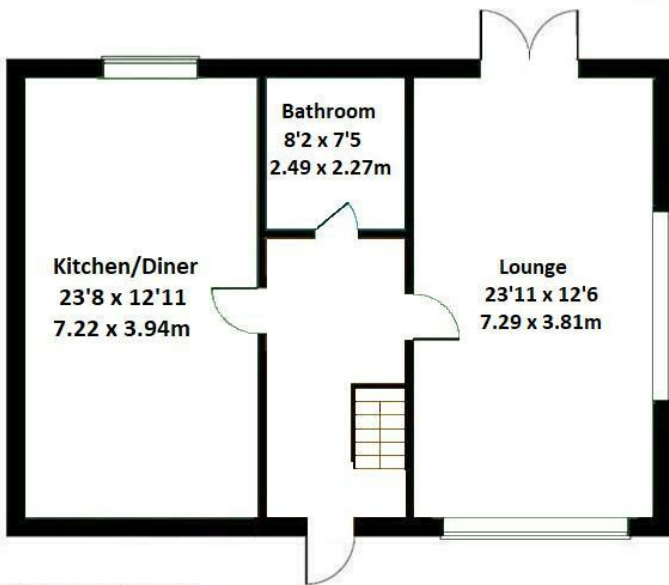
Viewings by arrangement only. Call 01227 389 998 to make an appointment.

## EPC Rating:

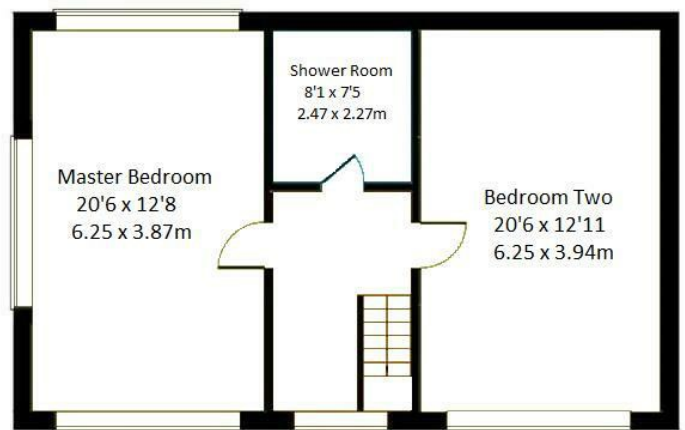
B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area  
1496 sq ft - 139 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2021  
For Illustrative Purposes Only.