



Flat 12, The Old Kiln, Crondall Lane, Farnham

GU9 7BQ

Guide Price £315,000

**ANDREW LODGE**

*estate agents*



## Flat 12

The Old Kiln Crondall Lane, Farnham

A unique and well presented top-floor 2 bedroom apartment forming part of a hop kiln conversion found most convenient to the Georgian town centre.

- Unique top-floor apartment within a former hop kiln conversion
- Vaulted ceilings throughout
- Three useful mezzanine areas
- Open-plan kitchen/living/dining room
- Fitted kitchen with integrated appliances
- Two bedrooms
- En-suite cloakroom to principal bedroom
- Separate bathroom
- Allocated parking space
- Character features and individual design

A rare opportunity to acquire this unique second-floor apartment, occupying the top floor of a former hop kiln conversion in 1986. Combining characterful period features with modern convenience, the property offers well presented and highly individual accommodation within a short walk of the town centre.

The apartment is notable for its impressive vaulted ceilings, which create a wonderful sense of space and light throughout, together with three versatile mezzanine areas that provide useful additional space for storage.



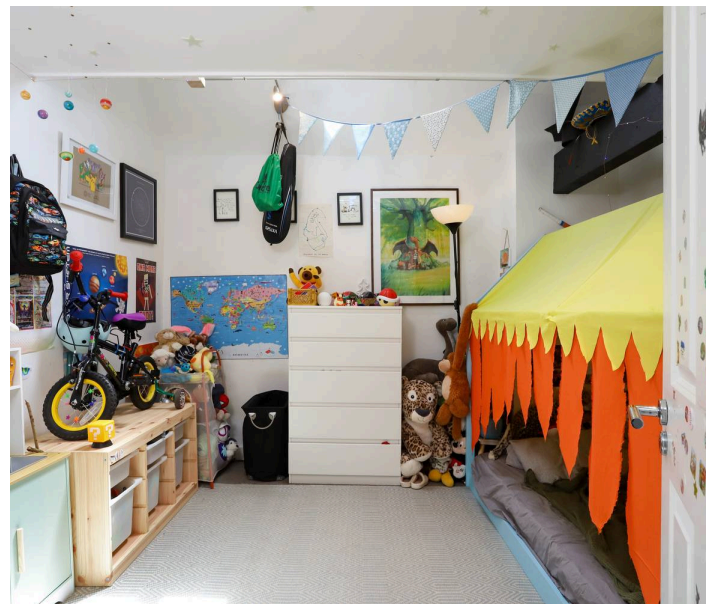
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The accommodation comprises an open-plan kitchen/living/dining room, forming the heart of the home and offering an excellent space for both everyday living and entertaining. The kitchen is fitted with a range of units and integrated appliances. There are two bedrooms, with the principal bedroom benefiting from an en-suite cloakroom, whilst a separate bathroom serves the remainder of the accommodation.

Externally, the property benefits from an allocated parking space and enjoys a convenient position within easy walking distance of the attractive Georgian town centre, with its excellent range of independent shops, cafés, restaurants and everyday amenities.

This distinctive apartment will appeal to a wide range of purchasers, whether as a main residence, lock-up-and-leave home or investment opportunity, offering character, practicality and a highly convenient location in equal measure.





## Flat 12

The Old Kiln Crondall Lane, Farnham

Services - Mains water, drainage and electricity.  
Local Authority - Waverley B. C., The Burys,  
Godalming GU7 1HR 01483 523333.

Council Tax - Band C with an annual charge for  
the year ending 31.03.21 of £2,313.70.

Management company : Tony R Pomfret &  
Associates Accountants & Tax Consultants.

Tenure - Leasehold. 999 year lease commenced  
1st January 2024. Current annual service charge:  
£2,397.98 including buildings insurance.

EPC Rating - D

Mobile signal available. Superfast broadband  
(via Ofcom).

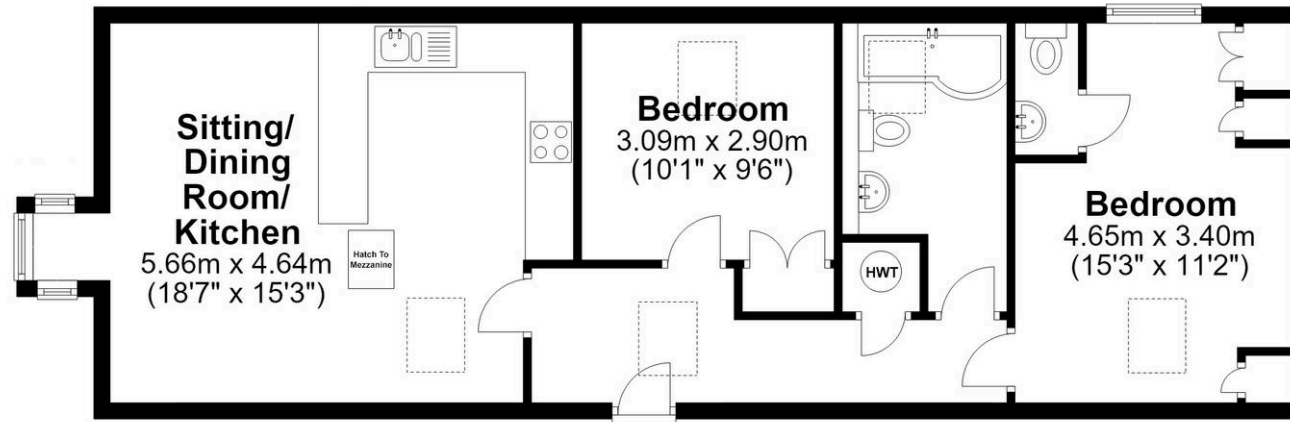
Directions: Leave Farnham via West Street. Turn  
right into Crondall Lane and after a short  
distance the Old Kiln can be found along on the  
right, on the corner of Beavers Road.



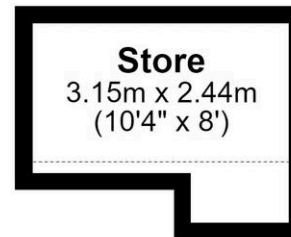
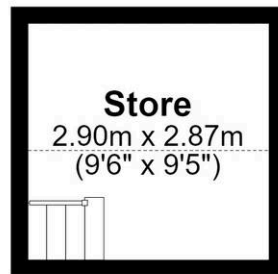
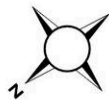
# The Old Kiln, Crondall Lane, Farnham, GU9 7BQ

## Ground Floor

Approx. 67.9 sq. metres (730.8 sq. feet)



## Mezzanine



Total area: approx. 67.9 sq. metres (730.8 sq. feet)

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. They are intended to give a fair description of the property but their accuracy is not guaranteed nor do they form part of any contract. All information should be verified by yourself and your professional advisors. We have not carried out a survey nor have we tested the services, appliances and specific fixtures and fittings. It must not be assumed that the property has all or any necessary planning permissions, building regulations or any other consents. Room sizes are approximate and they have been taken between internal wall surfaces and therefore include cupboards, shelves etc. Accordingly they should not be relied upon for carpets, curtains and furnishings

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