

# Cripple Street,

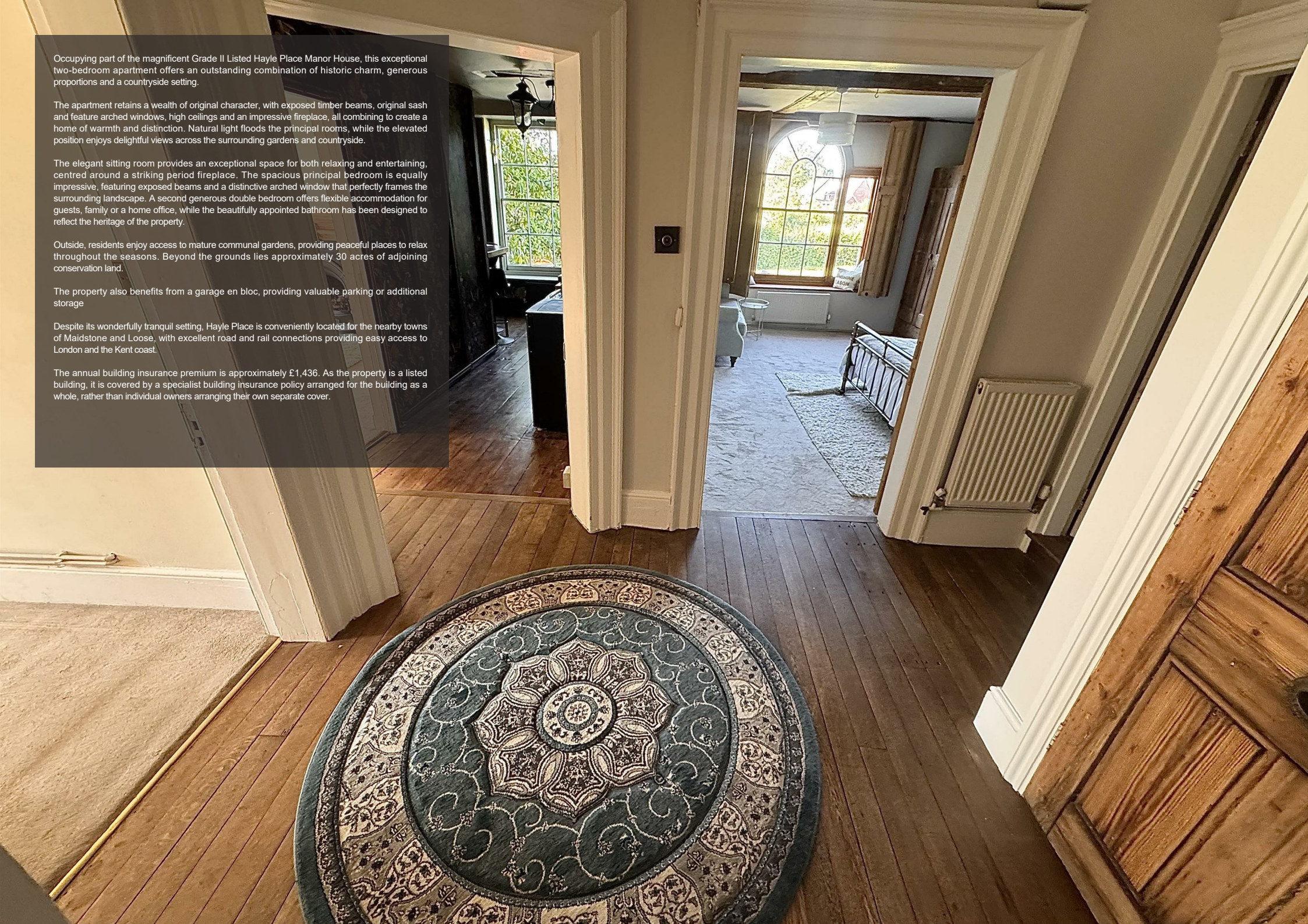
Maidstone ME15 6DW

Asking Price £280,000

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Occupying part of the magnificent Grade II Listed Hayle Place Manor House, this exceptional two-bedroom apartment offers an outstanding combination of historic charm, generous proportions and a countryside setting.

The apartment retains a wealth of original character, with exposed timber beams, original sash and feature arched windows, high ceilings and an impressive fireplace, all combining to create a home of warmth and distinction. Natural light floods the principal rooms, while the elevated position enjoys delightful views across the surrounding gardens and countryside.

The elegant sitting room provides an exceptional space for both relaxing and entertaining, centred around a striking period fireplace. The spacious principal bedroom is equally impressive, featuring exposed beams and a distinctive arched window that perfectly frames the surrounding landscape. A second generous double bedroom offers flexible accommodation for guests, family or a home office, while the beautifully appointed bathroom has been designed to reflect the heritage of the property.

Outside, residents enjoy access to mature communal gardens, providing peaceful places to relax throughout the seasons. Beyond the grounds lies approximately 30 acres of adjoining conservation land.

The property also benefits from a garage en bloc, providing valuable parking or additional storage

Despite its wonderfully tranquil setting, Hayle Place is conveniently located for the nearby towns of Maidstone and Loose, with excellent road and rail connections providing easy access to London and the Kent coast.

The annual building insurance premium is approximately £1,436. As the property is a listed building, it is covered by a specialist building insurance policy arranged for the building as a whole, rather than individual owners arranging their own separate cover.

**Key Features**
- Exceptional two-bedroom apartment within Grade II Listed Hayle Place Manor
- Wealth of original features including exposed beams, sash and arched windows, and timber flooring
- Spacious and beautifully proportioned accommodation
- Stunning countryside views
- Peaceful rural setting with excellent access to Maidstone, Ashford and surrounding villages
- Garage en bloc with secure parking and additional storage

**Lounge**
A magnificent reception room full of period elegance

**Kitchen**
A well appointed kitchen offering ample worktop and storage space.

**Bedroom One**
An impressive double bedroom featuring exposed timber beams, a beautiful arched feature window with delightful views across the grounds

**Bedroom Two**
A generous second double bedroom, ideal for guests, family, or use as a home office, enjoying plenty of natural light.

**Bathroom**
A beautifully styled period-inspired bathroom.

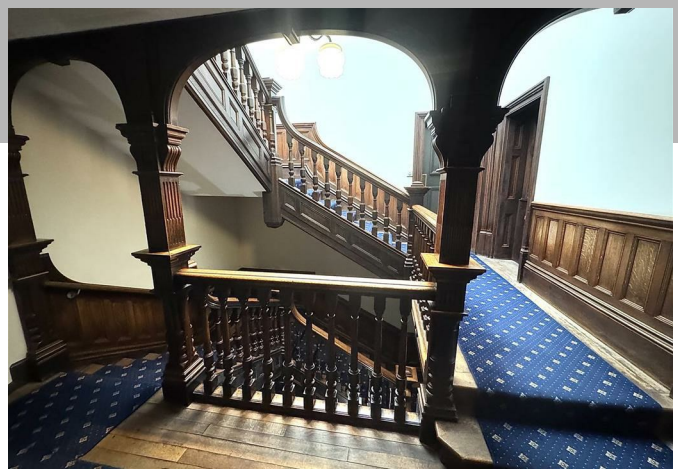






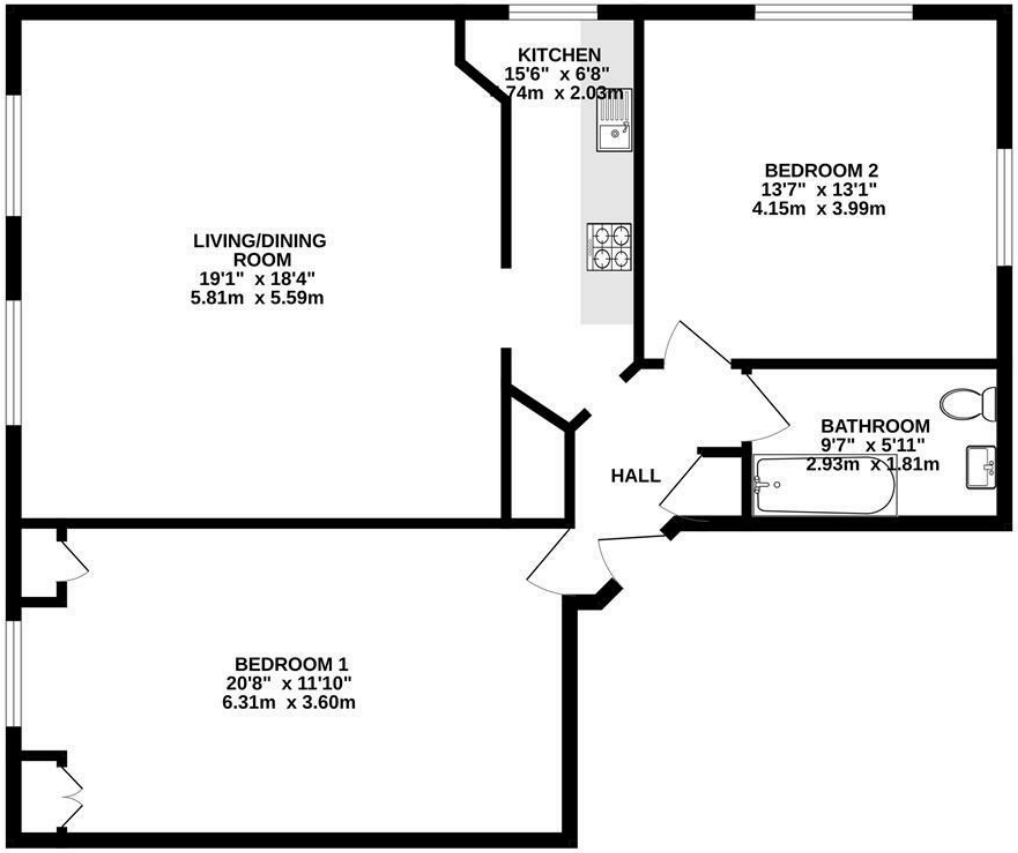






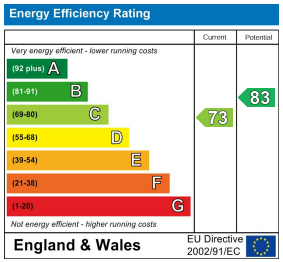


# 1ST FLOOR
## 954 sq.ft. (88.7 sq.m.) approx.




**TOTAL FLOOR AREA : 954 sq.ft. (88.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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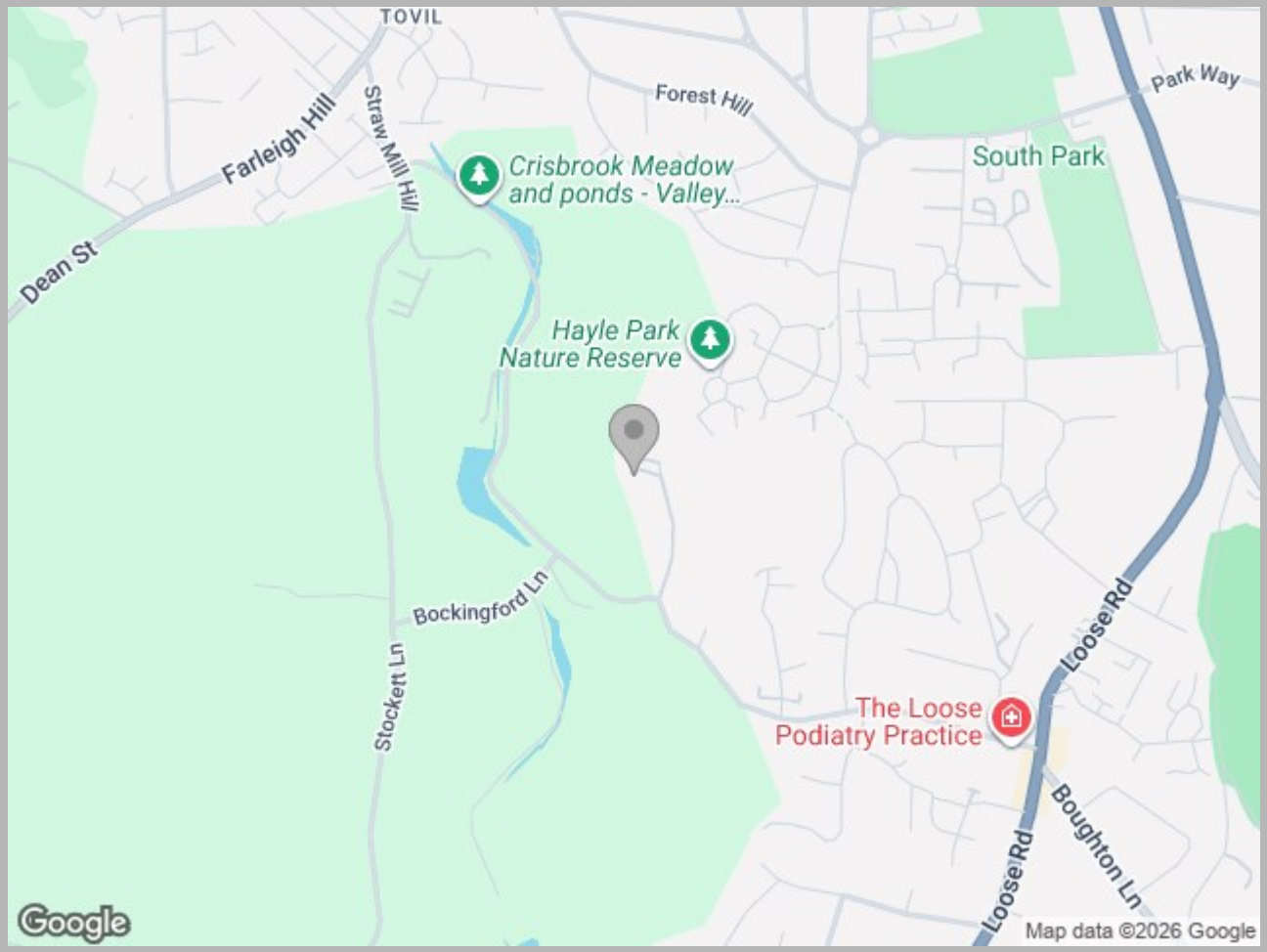



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# Location Map





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