

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © nidecom 2026. Produced for Simon Miller & Company. REF: 1452512



Red Hill, Wateringbury, Maidstone, ME18  
Approximate Area = 1243 sq ft / 115.4 sq m  
For identification only - Not to scale

**Pelican Bake House, 6A Red Hill, Wateringbury, ME18 5NW**

**ASKING PRICE: £525,000**  
**EPC RATING: N/A**





An extended two-bedroom attached Grade II listed hall house, dating back to circa the 16th century, enviably positioned within a conservation area. This charming and historically significant home retains a wealth of original features, including striking Tudor fireplaces and extensive exposed beams, complemented by a Victorian kitchen extension to the rear. Externally, the property benefits from a long driveway to the front and side, as well as a garage en bloc, providing ample parking.

Wateringbury is a highly sought-after village, ideally located between the county town of Maidstone and the market town of Tonbridge. A range of local amenities are within walking distance, including a Post Office, village shop, garage, hotel, public house, parish church, marina, and village hall. The village is served by an excellent primary school, with a wide selection of secondary education options in nearby towns, including grammar schools in Tonbridge and Maidstone.

The property enjoys convenient road links to Maidstone, Tonbridge, Tunbridge Wells, West Malling, and Kings Hill, as well as easy access to the M20, M26, and M25 motorway networks, all within approximately six miles. Wateringbury railway station offers services to Maidstone and connections to London and Gatwick via Paddock Wood (journey time approximately 50 minutes). West Malling station, just a short drive away, provides additional direct services to London Victoria.

The property is further enhanced by generously sized 70ft garden to the front and a rear courtyard area, a garage, and additional parking space. This is a rare opportunity to acquire a truly unique home, rich in history yet offering the comfort and practicality of modern living. Character features include original and restored oak panelling in the living room and the original 'king post' in the loft, inglenook fireplace in the living room with Bressumer beam over and a Nestor Martin woodturning stove/cooker. The current vendors have improved the home by introducing slate flooring and new carpet throughout, plenty of extra storage and a new boiler.

Early viewing is highly recommended.

Freehold  
EPC: n/a  
Council Tax: E  
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- BEAUTIFUL CIRCA 16TH CENTURY PROPERTY
- TWO BEDROOM HOME WITH ADDITIONAL VICTORIAN KITCHEN EXTENSION
- PART OF AN OLD HALL HOUSE

- STRIKING PERIOD FEATURES THROUGHOUT
- EXTENSIVE DRIVEWAY TO SIDE AND GARAGE EN BLOC
- NO ONWARD CHAIN

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Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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