RUSH WITT & WILSON

HASTINGS BEXHILL RYE BATTLE
NORTHIAM ST LEONARDS TENTERDEN

'Holmans'
Wittersham Road,
Stone, Tenterden,
Kent TN30 7HA



£649,950 Freehold

A six bedroom detached farmhouse in a stunning rural location and set in approximately 1.5 acres TBV. This delightful property consists of five reception rooms, double timber framed garage, approximately 30' outbuilding/barn, *IN NEED OF REFURBISHMENT*, excellent potential, beautiful views over undulating countryside, oil fired central heating system, three bathrooms, open fireplaces, VACANT POSSESSION. Viewing is considered essential by Rush, Witt & Wilson, Tenterden.

For further information or a viewing please call: Tenterden/Northiam Branch 01580 762927

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The accommodation with approximate room sizes provides:

ENTRANCE HALL: Security alarm system, exposed beams, double radiator, built in cupboard.

CLOAKROOM: Wc with low level flush, corner shower unit, plumbing for washing machine, window to side elevation.

RECEPTION ROOM ONE: 17'6 x 13'7 (5.33m x 4.14m) Windows to side and rear elevations, double radiator, wood burning stove.

RECEPTION ROOM TWO: 14'5 x 13' (4.39m x 3.96m) Windows to rear and side elevations with views of undulating countryside, exposed beam, bricked fireplace.

CONSERVATORY: 9'3 x 8' (2.82m x 2.44m) Overlooking rear garden with stunning views of undulating countryside, French doors leading to rear garden.

RECEPTION ROOM THREE: 13'3 x 11'8 (4.04m x 3.56m) Exposed beams, open fireplace.

RECEPTION ROOM FOUR: 15'1 x 7'3 (4.60m x 2.21m) Door to side elevation, exposed beams.

SIDE PORCH:

10'9 x 4'7 (3.28m x 1.40m)

KITCHEN/ BREAKFAST ROOM: 12'3 x 11'2 (3.73m x 3.40m) Window overlooking front elevation onto pond and gardens, window to side elevation, fitted kitchen comprising range of wall and base units with laminated rolled edge worktops, twin bowl stainless steel sink unit with mixer tap, double radiator, plumbing for dishwasher, built in oven and grill.

FIRST FLOOR

LANDING: Double radiator, window to rear elevation with stunning views, double radiator, built in linen cupboard.

BEDROOM ONE: 16'2 x 13' (4.93m x 3.96m) Double radiator, windows to side and rear elevations with stunning views of undulating countryside.

EN-SUITE BATHROOM: Suite comprising panelled bath, inset wash-hand basin with vanity unit, wc with low level flush, windows to rear and side elevation, double radiator.

BEDROOM TWO: 14' x 12'8 (4.27m x 3.86m) Windows to side and rear elevations, double radiator, wall mounted wash-hand basin, built in wardrobes.

BEDROOM FOUR: 14'3 x 7' (4.34m x 2.13m) Window to side elevation.

DRESSING ROOM: Corner sink, window to side elevation.

BATHROOM: Suite comprising panelled bath, wc with low level flush, wall mounted wash-hand basin, double radiator, window to side elevation.

SECOND FLOOR

LANDING: Leading to:

BEDROOM THREE: 17'3 x 9' (5.26m x 2.74m) Two windows to side elevation.

BEDROOM FIVE: 15'9 x 10'6 (4.80m x 3.20m) Converted attic space. Window to rear elevation, double radiator.

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BEDROOM SIX: 13'3 x 11'7 (4.04m x 3.53m) Window overlooking rear elevation with far reaching views of adjoining countryside, double radiator.

OUTSIDE

GARDENS: Approximately 1.5 acres in total.

Front Gardens:

Long gravelled driveway via double wooden gates, mainly laid to lawn with large pond, shrubbery and trees.

Side Gardens:

Mainly laid to lawn, wall extending to side boundary, mainly laid to lawn with shrubbery.

Rear Gardens:

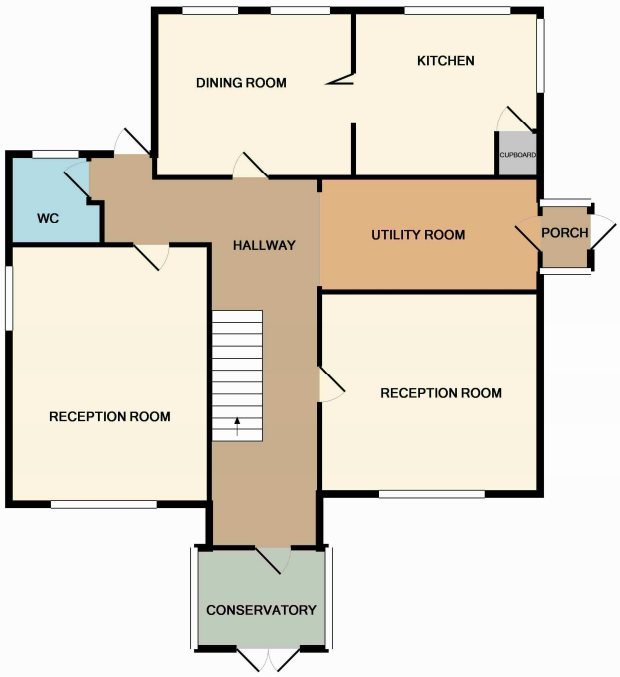
Small paddock with five bar gate.

TIMBER FRAMED DOUBLE GARAGE: To side of property.

LARGE WORKSHOP/ BARN: 32' x 14'2 (9.75m x 4.32m) Part timber and part brick construction.

AGENTS NOTE: None of the services or appliances mentioned in these sale particulars have been tested.

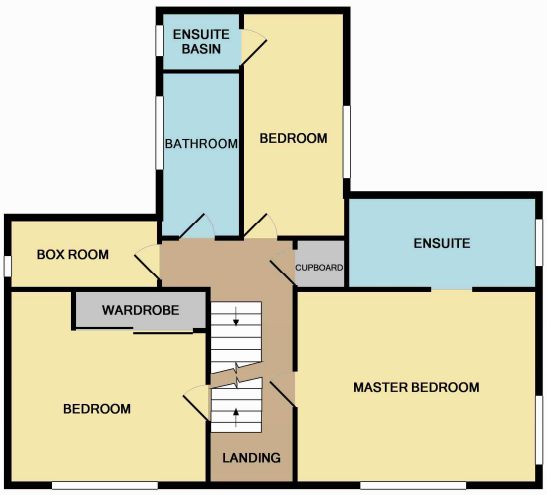
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



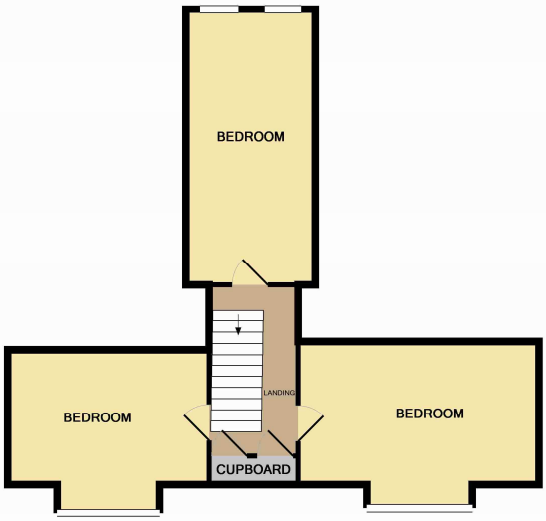
GROUND FLOOR
APPROX. FLOOR
AREA 1101 SQ.FT.
(102.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2392 SQ.FT. (222.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR
APPROX. FLOOR
AREA 783 SQ.FT.
(72.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 508 SQ.FT.
(47.2 SQ.M.)

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