



WILLOW COTTAGE & WILLOW BARN
SHEEPHURST LANE, MARDEN, KENT TN12 9NX



**Lambert
& Foster**



• WILLOW COTTAGE •

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A rare opportunity to acquire a charming unlisted weatherboarded cottage with scope for renovation set in a plot of 0.90 acres (0.36 ha), together with an adjacent agricultural barn with consent for conversion to form a 3 bedroom detached dwelling set in a plot of 4.96 acres (2.01 hectares) and situated in a peaceful, but accessible rural location, near the Wealden village of Marden.

AVAILABLE AS A WHOLE OR IN TWO LOTS



LOCATION

Willow Cottage and Willow Barn are situated at the end of a shared private driveway serving Little Cheveney Farm and a number of converted former farm buildings. Both properties are therefore situated well away from the public road and benefit from a delightful outlook over surrounding farmland. The nearby village of Marden benefits from local amenities including post office, convenience store, butchers, and farm shop, together with public houses, a medical centre, mainline station and garage. More extensive facilities including a supermarket and further mainline railway stations, can be found at either Staplehurst or Paddock Wood.

AMENITIES

The postcode for the property is TN12 9NX. From the centre of Marden, proceed in a southerly direction on the B2079 towards Marden Beech. After approximately 1.2 miles, turn right on to Sheephurst Lane. Proceed along Sheephurst Lane for approximately 0.7 miles and the turning in to the shared driveway for Little Cheveney Farm. Proceed along the drive and Willow Cottage and Willow Barn will be found on the left and right hand side of the drive, respectively at its far end.



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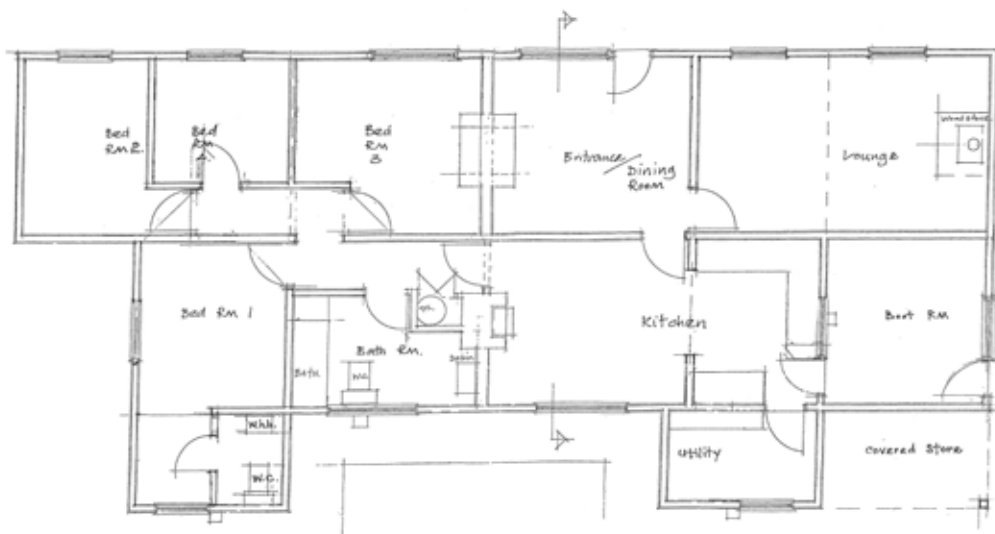


LOT 1 - WILLOW COTTAGE

Lot 1 comprises a charming single storey weatherboarded cottage, set in grounds of 0.90 acres (0.36 ha) comprising domestic garden, attractive natural pond and parkland style grazing land, with a wonderful outlook to surrounding farmland and mature trees. The house has been occupied by the outgoing residential tenants for many years, and now offers scope for cosmetic redecoration and refurbishment, or potentially for larger scale extension and alteration, subject to obtaining all necessary planning consents.

Current accommodation provides master bedroom with ensuite facilities, three further bedrooms and family bathroom, kitchen/breakfast room, sitting room with wood burning stove, a large entrance hall/dining room, boot room and utility room.

The current accommodation extends to approximately 1,400 sq ft and sits within a well-maintained domestic garden, which is largely laid to lawn. Willow Cottage is offered for sale, together with an area of adjoining agricultural land and pond, giving a total plot size in the region of 0.90 acres (0.36 hectares).



WILLOW COTTAGE FLOOR PLAN







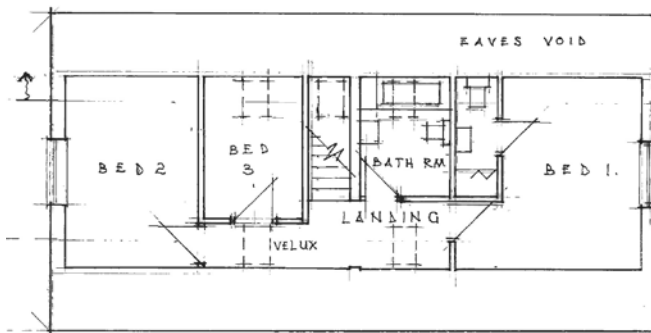


LOT 2 - WILLOW BARN

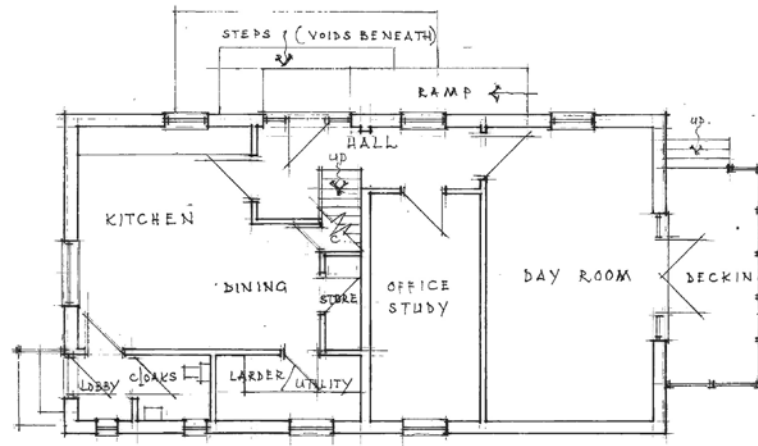
Willow Barn sits to the north east of Willow Cottage and benefits from planning consent under Application Reference 21/503656/FUL from Maidstone Borough Council for a residential conversion, including a raising of the current ridge height to allow for a full two storey layout. The planning consent was granted on 3rd September 2021 and is conditional upon works having commenced within 3 years of the date of permission

The consented accommodation is for on the ground floor a kitchen/dining room, sitting room, office/study, larder/utility and lobby with separate WC and on the first floor, master bedroom with ensuite WC and shower, guest bedroom, a third single bedroom and bathroom. The design provides for a traditional appearance, with use of weatherboarding and slate roof.

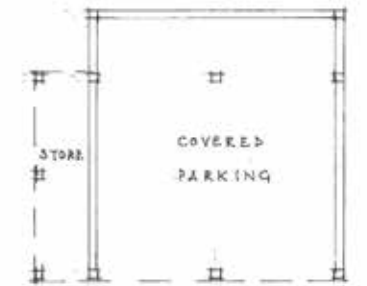
Externally, the consent also allows for the creation of a timber framed traditional two bay Cart Lodge style garage, with weatherboarded elevations. Included within the sale, is a single grassland field, which is bounded by post and wire fencing, which offers fantastic scope for agricultural, smallholding or equestrian grazing use. The plot extends in all to 4.96 acres (2.01 hectares).



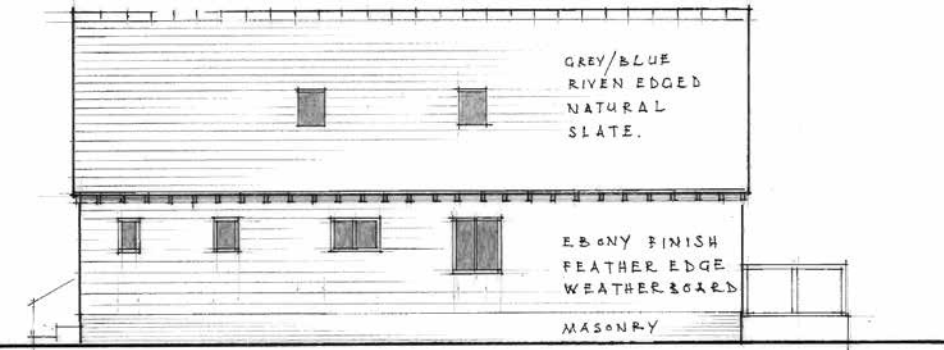
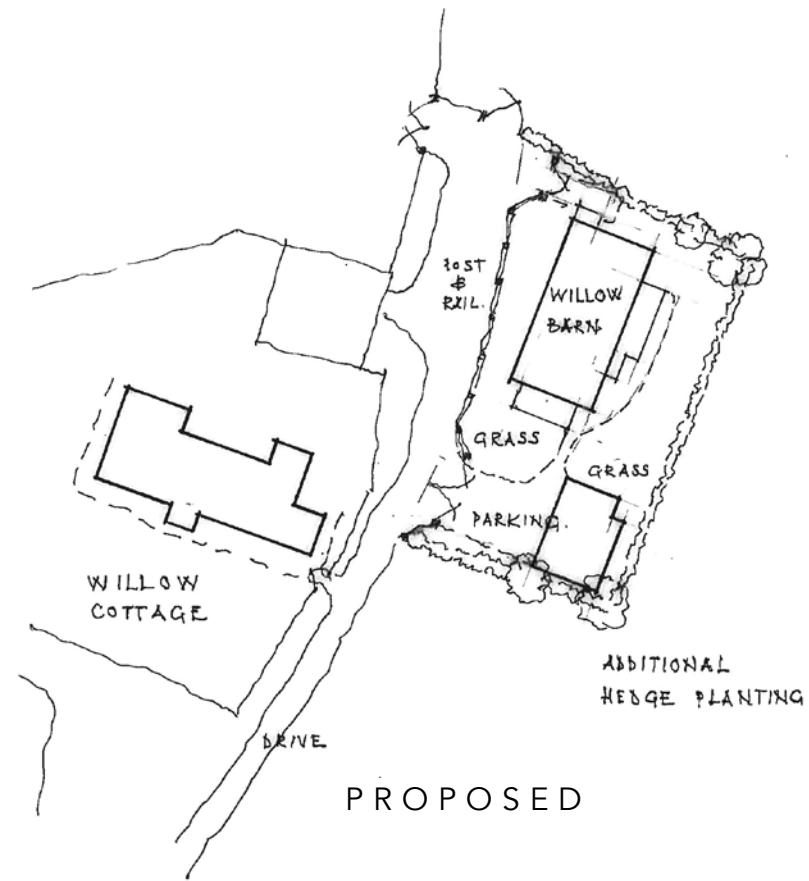
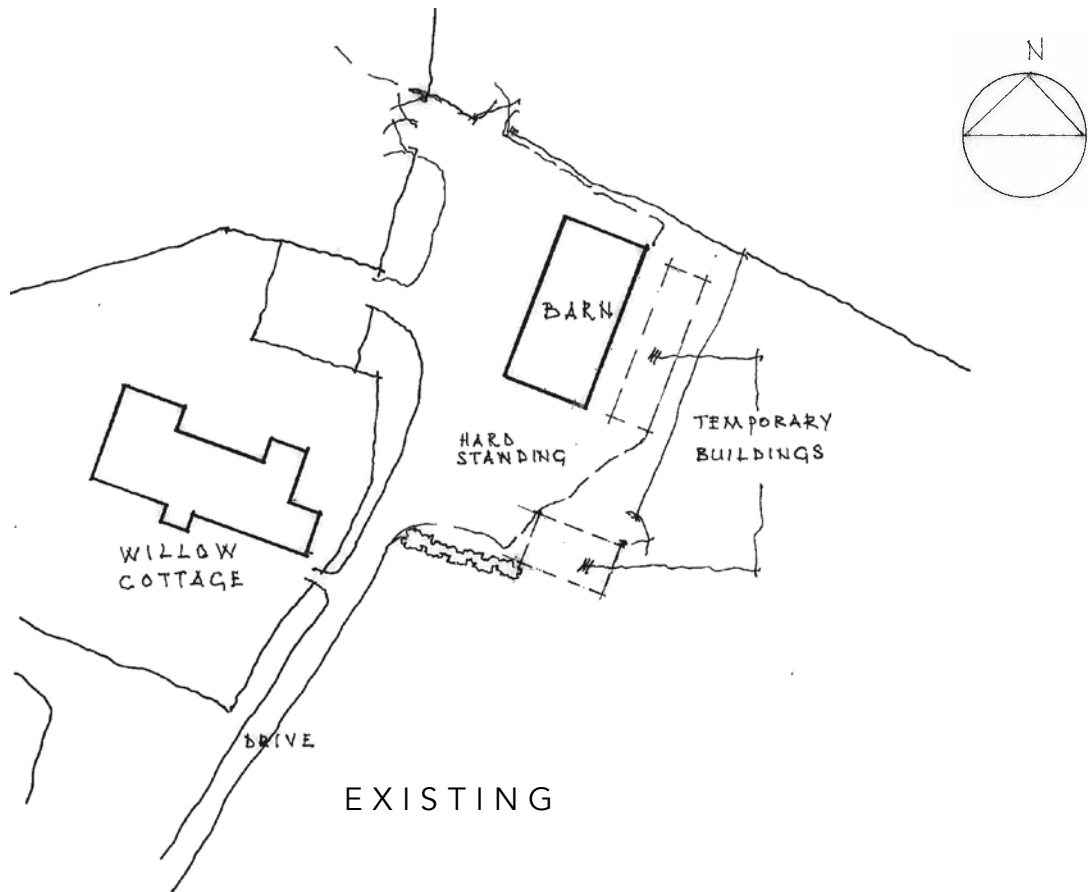
FIRST FLOOR PLAN



GROUND FLOOR PLAN



GARAGE PLAN



PERFORATED PLINTH
POROUS SUB-BASE.



PLANNING CONSENT WAS OBTAINED FOR THE VENDOR BY BLOOMFIELDS CHARTERED TOWN PLANNERS

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DATE OF PREPARATION:

Particulars prepared April 2022. Photographs taken March and April 2022.

PARTICULARS, PLANS AND SCHEDULES:

The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

MONEY LAUNDERING REGULATIONS:

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Unfortunately, Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/ purchasers.

THE ESTATE AGENTS ACT 1979: The seller of this property is an employee of Lambert & Foster.

LOCAL AUTHORITY

Maidstone Borough Council, Maidstone House, King Street, Maidstone. Telephone 01622 602000. www.maidstone.gov.uk.

ACCESS & SERVICES

Willow Cottage benefits from mains electricity, mains drainage, and oil fired central heating. The purchasers of Willow Barn will be responsible for installing new service connections from Sheephurst Lane. The vendors will grant a right to lay such service connections, through their adjoining agricultural land, via a mutually agreed route. Interested parties should rely on their own enquiries, as to the availability of such service connections and their suitability. The vendors have obtained a quote from UKPN for the installation of a new electricity connection to Willow Barn and further information on this can be obtained from the selling agents

TENURE

Both properties are for sale on a freehold basis, with vacant possession on completion.

RESTRICTIVE COVENANTS

New restrictive covenants will be imposed by the vendors at the date of sale, which explicitly prevent any commercial use from taking place on either property. A separate restrictive covenant will also be imposed on the sale of Willow Barn, prohibiting any buildings or structures being erected on the southern half of the agricultural field. More information on these proposed covenants, is availability from the selling agent.

COUNCIL TAX & RATES

Willow Barn has been in agricultural use and is therefore not rated for business rates purposes.

Willow Cottage is in Council Tax Band E.





OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325
77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

Tel. 01435 873 999
Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888
Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



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