



HEADCORN
KENT

JACKSON-STOPS 

**WATER LANE FARMHOUSE,
WATER LANE, HEADCORN, KENT, TN27 9JN**

Offers in Excess of £1,500,000

**A SUBSTANTIAL UNLISTED COUNTRY HOUSE WITH A RANGE OF
OUTBUILDINGS INCLUDING BARN WITH PLANNING PERMISSION
TO CONVERT AND TENNIS COURT SET IN OVER 2 ACRES OF
GROUNDS FLANKED BY AND OVERLOOKING OPEN FARMLAND**



DESCRIPTION

Water Lane Farmhouse is a substantial property, reputedly a former Wealden hall house dating from the 15th century which has been extended and remodelled over the years, to create a spacious and atmospheric family home.

Internally, the accommodation displays an eclectic mix of architectural features from different eras including ornate fireplaces and magnificent inglenooks, oak panelling, impressive beams and timbers, original king post and decorative corning.

Providing circa 5,000 sq ft of living space arranged on three floors, the farmhouse provides generous accommodation with all principal rooms affording lovely garden views. Many of the rooms benefit from large picture windows taking advantage of good levels of natural light.

The drawing room has a wide bay window and French doors to the terrace and the dining room is enhanced by oak panelling and a splendid inglenook fireplace. There is also a delightful morning room and snooker room with French doors to the terrace plus a former Butler's pantry now used as a study area. The fitted kitchen includes an oil-fired Aga and spacious walk-in pantry and is arranged open plan to the bright and airy breakfast room.

Upstairs are seven bedrooms including the master, which benefits from a luxurious en suite bathroom with roll top bath, separate shower and twin wash basins set in a marble topped cabinet plus a bank of fitted wardrobes. There are also three family bathrooms, all with white suites.

The property nestles amid in excess of two acres of landscaped gardens and grounds which are hedged providing good levels of privacy and seclusion. Highlights of the grounds include a natural pond overhung with weeping willow attracting a variety of wildlife to the grounds, an all-weather tennis court with adjacent summer house, a rose parterre garden, a nuttery and some magnificent specimen trees.



The property also includes a magnificent period barn which has planning permission for conversion into a three bedroom dwelling (see Agent's Notes). This nestles alongside the property with a garage, summerhouse, workshop, gardener's WC, dog kennels and various garden stores.

FEATURES

- Drawing room with stone fireplace and large bay housing French doors to terrace
- Dining room enhanced by oak panelling and magnificent inglenook fireplace
- Light and airy morning room with inglenook fireplace
- Snooker room with period fireplace and two sets of French doors to garden
- Study – former Butler's pantry
- Kitchen/breakfast room with oil-fired Aga and integral appliances plus walk in pantry
- Spacious utility room and cloakroom
- Master bedroom with en suite bathroom/dressing room
- 6 further bedrooms with features including Juliette balcony, ducks nest fireplace and fitted wardrobes and storage
- 3 family bath/shower rooms with white suites
- All weather tennis court and pavillion style summer house
- Detached double garage with power and light
- Substantial barn with planning permission for conversion
- Numerous further detached outbuildings including workshops, garden stores and garaging
- Landscaped gardens and grounds of over two acres with natural pond



SITUATION

Water Lane Farmhouse is set on the rural periphery of the historic village of Headcorn and surrounded by open countryside. A local public footpath gives access to miles of walks through Wealden farmland. The village offers a range of individual shops, general stores, public houses, primary school, main line station, doctor's surgery and a Sainsburys Local. Comprehensive facilities can be found in Maidstone.

Along with Headcorn Primary School, further schools in the state and private sectors include Sutton Valence Preparatory and Senior Schools, Dulwich Preparatory at Cranbrook, Saint Ronan's and Marlborough House at Hawkhurst plus numerous secondary and grammar schools in Maidstone.

Mainline services from Headcorn operate to London Bridge, Cannon Street and Charing Cross with journey times from under an hour. Ashford International has a highspeed service to London St Pancras with journey times from 37 minutes in addition to services to the Continent. The M20 gives access to the M25 for Heathrow and Gatwick Airports and to Ashford International and coastal ports.

There are a range of local clubs in the village catering for a multitude of interests. Leisure facilities and tourist attractions nearby include Leeds Castle and Golf Course, The Weald of Kent Golf Club and Mote Park in Maidstone offering opportunities for walking, fishing and cycling plus a Leisure Centre.

Headcorn & Station 1 mile
M20 8 miles
Maidstone 10 miles
London 50 miles
(All distances are approximate)

Private Finance

Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.



DIRECTIONS

From Headcorn village centre, head east in the direction of Maidstone. Go past the parish church of St Peter and St Pauls and The White Horse public house then turn immediately left into Moat Road. After half a mile turn left into Water Lane. Continue for half a mile and Water Lane Farmhouse will be found on the right.

AGENTS NOTES

Planning Permission No 99/0973/C02 was granted for the conversion of the existing barn to a 3 bedroom dwelling. Further Information can be obtained from Maidstone Borough Council planning portal: <https://pa.midkent.gov.uk>.

PROPERTY INFORMATION

- Services: Oil fired central heating (replacement boiler installed April 2021). Mains electricity and water. Solar power system generating domestic hot water. Private drainage system.
- Local Authority: Maidstone Borough Council.
- Council Tax band: G (2022/23).
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.
- Viewings: Strictly by appointment on 01580 720000.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		70
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.

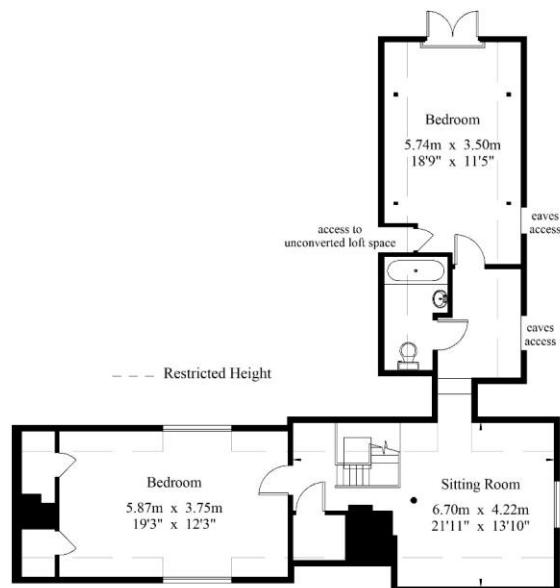
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.

3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.

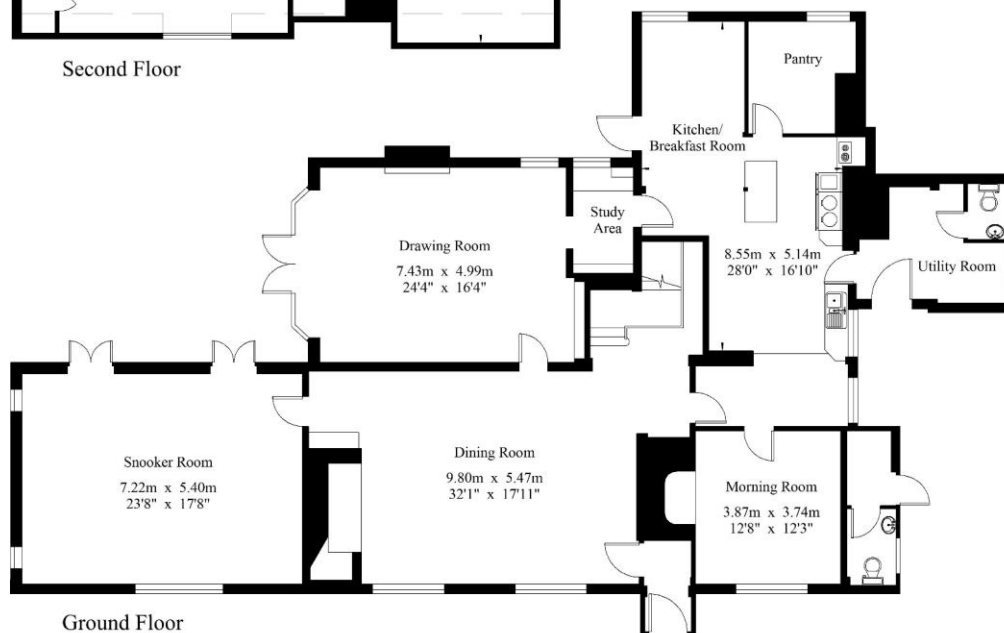
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.

5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



Second Floor



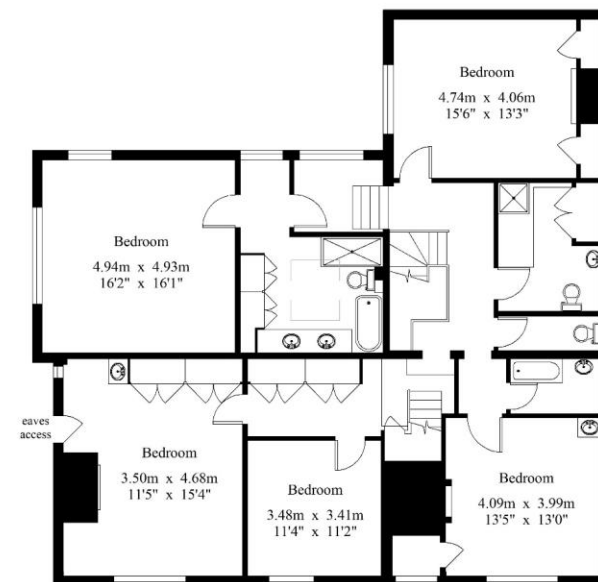
Ground Floor

Water Lane Farmhouse

Gross Internal Area : 479.9 sq.m (5,166 sq.ft.)

For Identification Purposes Only.

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First Floor

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