



Land & Property Experts



LOOSE COURT FARM COTTAGE
KIRKDALE ROAD · LOOSE · MAIDSTONE · KENT ME15 9SG

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KIRKDALE ROAD

LOOSE

MAIDSTONE

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<i>Loose</i>	-	<i>0.5 mile</i>
<i>Maidstone</i>	-	<i>2.5 miles</i>
<i>West Malling</i>	-	<i>10 miles</i>
<i>Paddock Wood</i>	-	<i>10 miles</i>

An attractive small holding to include a 5-bedroom dwelling, 2-bedroom annexe, and extensive equestrian unit all located in a very accessible area with good transport links. Extending to approximately 10.02 acres.

- A five-bedroom detached cottage with generous garden and annexe.
- An established equestrian unit with 10 loose boxes and menage.
- Agricultural building with potential and yard
- Private yet accessible location with good links to local schools and transport links
- In all approximately 10.02 acres

FOR SALE BY PRIVATE TREATY AS A WHOLE
GUIDE PRICE- £1,250,000

VIEWING: - Strictly by appointment via the sole agents:

**BTF Partnership, Canterbury Road, Challock,
Ashford, Kent TN25 4BJ
01233 740077
challock@btfpartnership.co.uk**

LOCATION

Loose Court Farm Cottage is situated approximately 0.5 miles to the north of Loose, which provides some local amenities and schooling with more substantial facilities located 2.5 miles to the north in central Maidstone, which offers a more comprehensive range of leisure facilities, schooling options and links to London and the rest of the county.

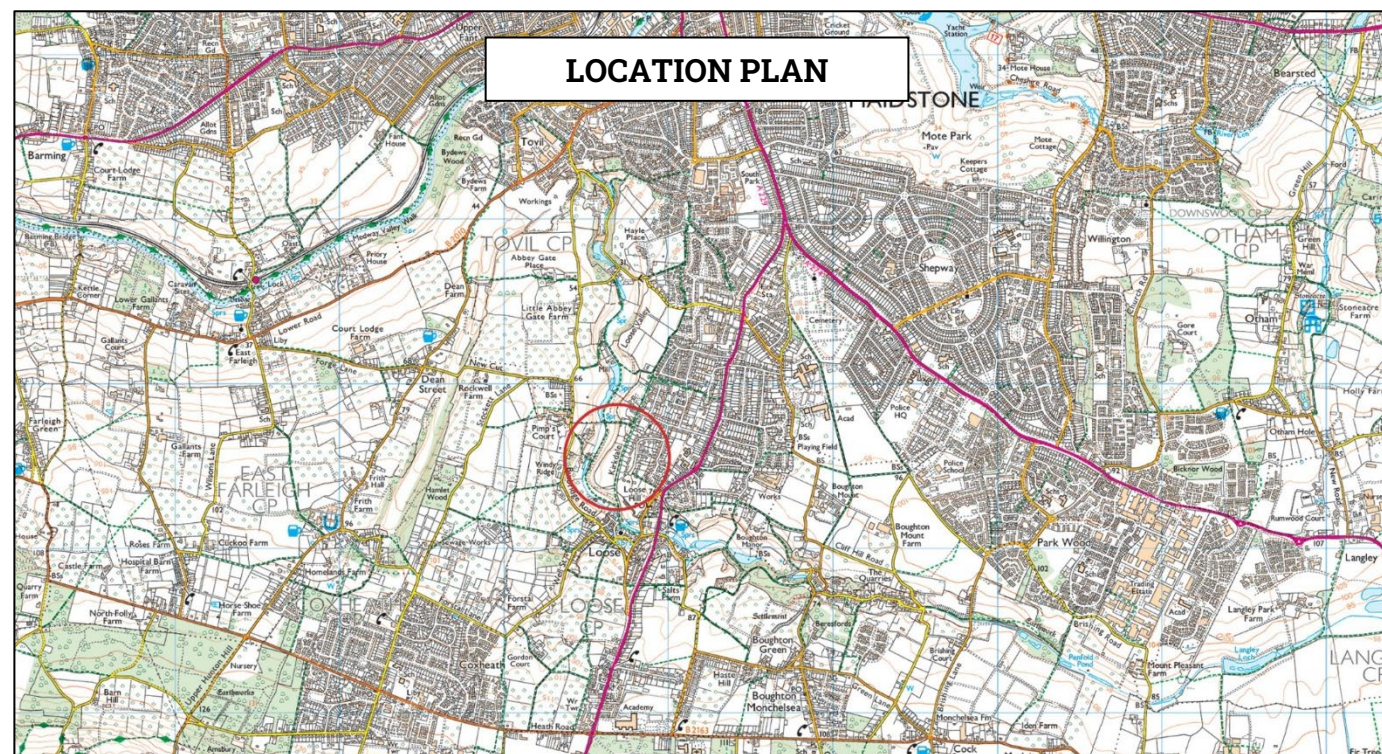
Major road networks and motorways are easily accessed at junction 6&7 of M20 and junction 3 of M2. Please see the Location Plan below for the exact location of the property in relation to the surrounding towns and villages.

DIRECTIONS

From junction 6 of the M20, head south of the Royal Engineers Road, continuing straight over both roundabouts, following the one way system. Continue onto the Loose Road, keeping right at the fork with the Sutton Road. Continue for 1 mile until taking a right turn into Lancet Lane, follow until reaching the T junction where you take a left turn onto Kirkdale Road. Continue for 450 meters and the property will be on your right.

WHAT 3 WORDS

///surely.useful.tribe







THE COTTAGE

Loose Court Farm Cottage is a well presented detached five bedroom family home, with a modern and open space ground floor with generous bedrooms on the upper floors. Accommodation comprises the following: -

The ground floor comprises of an **Entrance Hall**, with doors to **Family Room** and **Snug**. The **Hallway** accessed from the Family Room has doors to **Utility Room**, **Downstairs Cloakroom**, **Sitting Room** and open plan **Kitchen/Dinning Room**.

Leading off the First Floor Landing are **Bedrooms 1,2 & 3**, all of which are double in size with **Bedroom 4** being a single, the **Master Bedroom** with Ensuite. There is also the **Family Bathroom** with a separate bath.

Outside there are lawned and bedded mature gardens and **Swimming Pool**. Detailed floor plans of the property are found further in this brochure.

ANNEXE

The Annexe consists of an **Entrance Hall** with door to open plan **Kitchen/ Living Area** leading to a **Hallway** with doors to **Bedroom 1** (double), **Bedroom 2** (double) and **Family Bathroom** with w/c, wash hand basin and bath.



ANNEXE



ANNEXE



ANNEXE



EQUESTRIAN BUILDINGS & LAND

There is a total of 10 loose boxes on site along with a hay/feed store, located to the southwest of cottage on a large concrete pad. The property also benefits from a menage in good condition. The pasture is Split into a number of field enclosures with post and rail fencing throughout.

AGRICULTURAL BUILDING & YARD

The agricultural building and yard are situated to the south of the residential curtilage and has potential for conversion into a variety of uses subject to the necessary planning consents. The building itself is of steel portal frame construction fully clad with a concrete floor and extends to 284.5m².

Floor Plans of the buildings are found overleaf for further information.

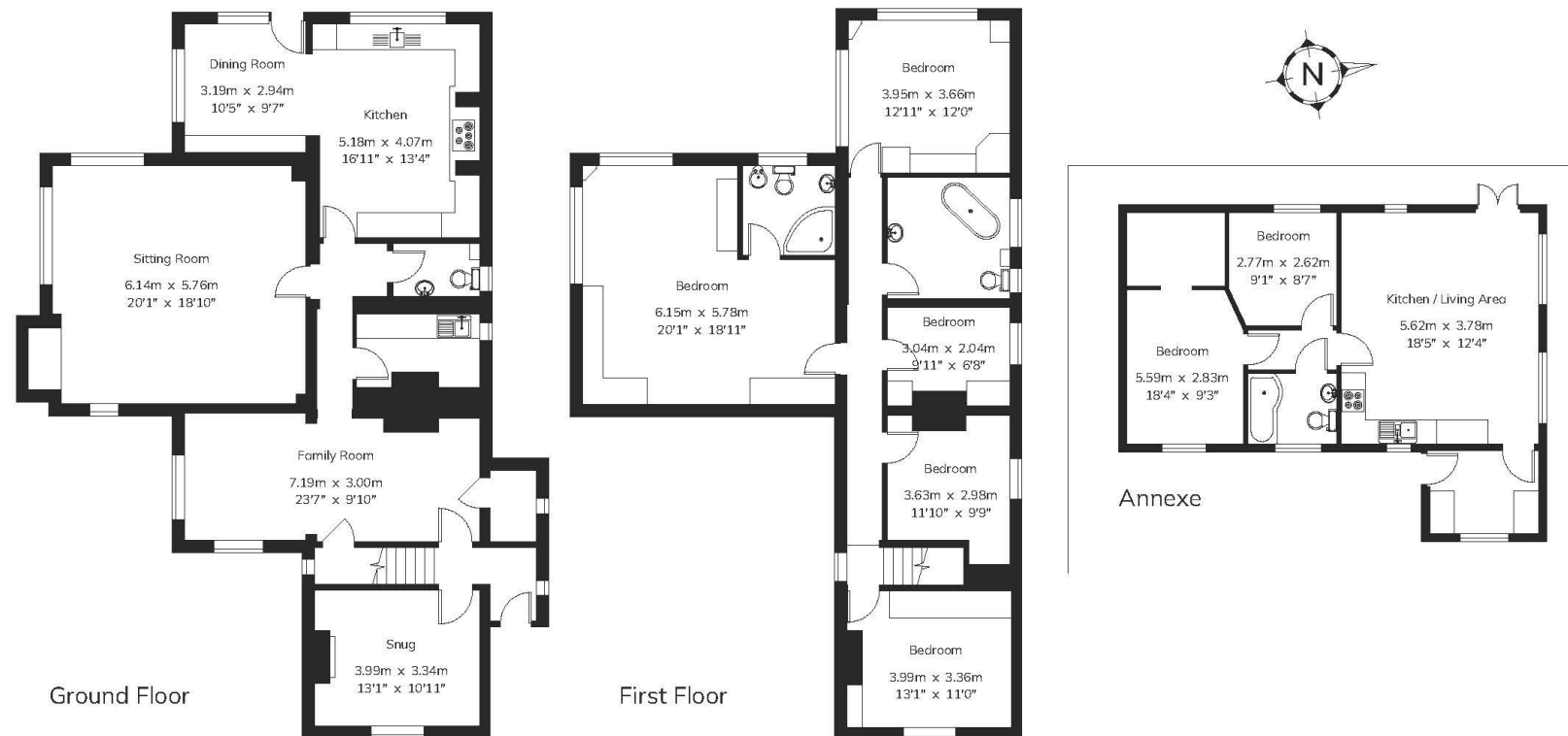


HOUSE & ANNEXE FLOORPLANS

Loose Court Farm Cottage

House - Gross Internal Area : 236.7 sq.m (2547 sq.ft.)

Annexe - Gross Internal Area : 61.7 sq.m (664 sq.ft.)



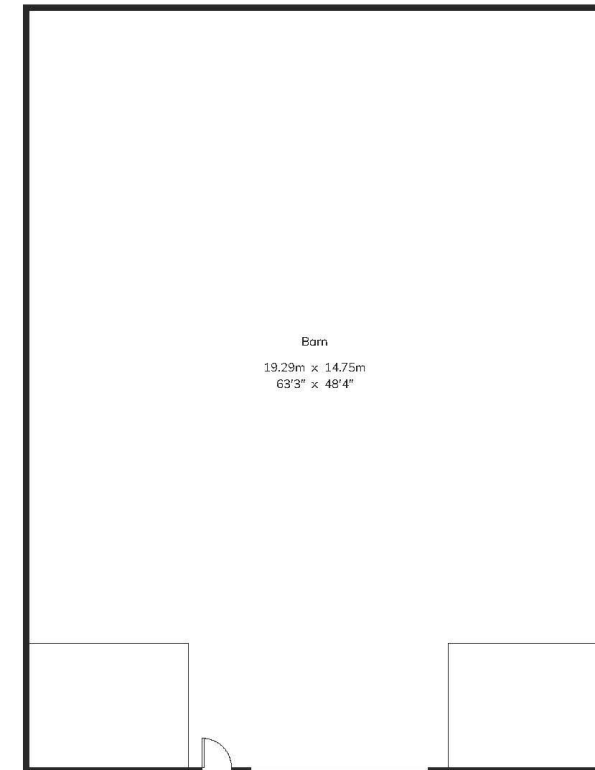
NOT TO SCALE

AGRICULTURAL BUILDING & STABLES FLOORPLANS

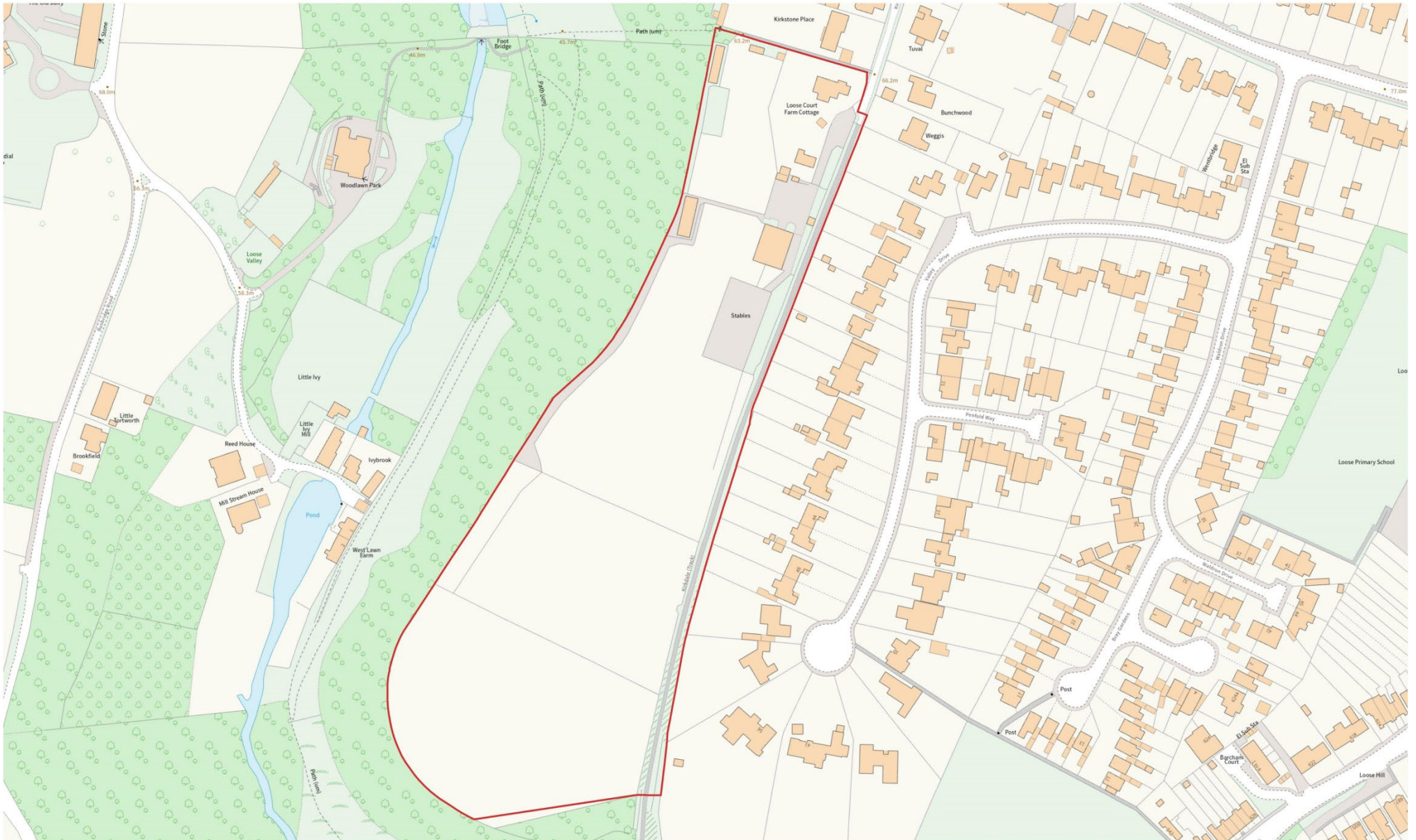
Barn - Gross Internal Area : 284.5 sq.m (3062 sq.ft.)

Stables - Gross Internal Area : 138.2 sq.m (1487 sq.ft.)

Outbuildings - Gross Internal Area : 58 sq.m (624 sq.ft.)



NOT TO SCALE



SERVICES

The property is connected to mains electricity, water and gas. Drainage is to a septic tank in the garden. **Please Note:** None of these services have been checked or tested. A drainage survey has been undertaken and is available from the agents on request.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their own inspection and from the Land Registry plans available.

COUNCIL TAX

Band – H

EPC

Rating – D

METHOD OF SALE

The property is offered for sale by private treaty as a whole. The vendor reserves the right to take the property to informal tender, formal tender or auction at a later date if required.

TENURE

The property is registered under Land Registry title numbers K432196 & K90824. Office Copy Entries and Title Plans are available from the selling agents on request.

PHOTOGRAPHS

The photographs within this brochure were taken in February 2024.

LOCAL AUTHORITY

Kent County Council,
Invicta House, County Hall
Maidstone, Kent ME14 1XQ

Maidstone Borough Council

Maidstone House
King Street
Maidstone Kent ME15 6JQ

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Thirdfort to verify the identity and residence of purchasers.

ACREAGES

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sale particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings are strictly by appointment only with the vendor's sole agent. If you would like to view, please contact the Vendors sole agents on the attached details: -

BTF Partnership

**Clockhouse Barn, Canterbury Road
Challock, Ashford, Kent TN25 4BJ**

Tel: 01233 740077

Mob: 07799 846872 (Alex Cornwallis)

Email: challock@btfpartnership.co.uk

GUIDE PRICE





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