



**LOVEHURST MILL COTTAGE**  
**LOVEHURST LANE · STAPLEHURST · KENT TN12 0EY**



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|                 |   |           |
|-----------------|---|-----------|
| Staplehurst     | - | 1.5 miles |
| Cranbrook       | - | 5 miles   |
| Maidstone       | - | 10 miles  |
| Tunbridge Wells | - | 18 miles  |

**A detached four-bedroom cottage in a semi-rural and private location. Offers spacious living with lots of characterful features, located in a picturesque setting on a quiet lane, yet still benefitting from good accessibility and within the Cranbrook School Catchment Area.**

- A well-presented cottage surrounded by beautiful mature gardens, offered chain free to the market
- Rural and private location yet easily accessible
- Off road parking for several vehicles
- Triple garage with potential STPP
- Total plot size extending to 0.22 acres

**OFFERS IN EXCESS OF: - £725,000**

**VIEWING:** - Strictly by appointment via the sole agents:  
**BTF Partnership**  
Clockhouse Barn, Canterbury Road  
Challock, Ashford, Kent TN25 4BJ  
01233 740077 / [challock@btfpartnership.co.uk](mailto:challock@btfpartnership.co.uk)

## LOCATION

Lovehurst Mill Cottage is located in the heart of the Weald of Kent in a picturesque and peaceful setting. The historic village of Staplehurst benefits from a wide range of local shops, primary school, cricket and tennis club and a main line rail station which takes you to London in less than an hour. There is easy access to the national motorway network via the M20 from Maidstone 10 miles to the north and Hastings is only an hour away.

Within a 15-mile radius are several award-winning vineyards including Balfour Winery, Chapel Down Winery, and Biddenden Vineyard. Sissinghurst castle and gardens are less than 6 miles away. Cranbrook has a great selection of shops, a larger supermarket and the excellent Cranbrook Co-educational Grammar School for which the Cottage is within the catchment area. Please see the Location Plan below which shows the location of the property in relation to the surrounding towns and villages.

## DIRECTIONS

From Staplehurst, starting by the Kings Head public house, continue south on the A229/High Street. After  $\frac{3}{4}$  of a mile turn right into Lovehurst Lane (shown as Cork Lane on most maps), after 0.4 mile the cottage will be on your left just after a sharp right hand bend by the Water Mill and Oast House.

## WHAT 3 WORDS

///smug.romance.brew









## GENERAL DESCRIPTION

Lovehurst Mill Cottage comprises a detached house of solid brick construction rendered to the lower elevations and tile hung to the upper elevations, under pitched clay tiled roof, with side extension glass conservatory. Accommodation is as follows; -

The Front Door opens to **Entrance Hall** with doors to **Dining Room**, **Downstairs Cloakroom**, **Sitting Room** with patio doors to **Rear Garden** and back to Entrance Hall. Further doors lead to the **Kitchen** with AGA and doors to **Conservatory** with doors to Rear and **Front Garden**.

Stairs lead from the Entrance Hall to the **First Floor Landing** where there are doors to **Bedroom 1** (double), **Bedroom 2** (double), **Bedroom 3** (double), **Bedroom 4** (double) and **Family Bathroom** with bath, shower, wash hand basin and w/c.

Floor Plans of the exact layout of the property can be found opposite for further information with the Gross Internal Area extending to 1,677ft<sup>2</sup>.

### Outside

The Rear Garden is fully enclosed and surrounds the cottage, with a patio area, lawn, and bedded mature plants beautifully manicured throughout. There is a **Garden Shed**, **Pizza Oven**, and a **Triple Garage** (587ft<sup>2</sup>) which is accessed directly from the Driveway or from the patio, offering plenty of storage and could have potential for development into ancillary accommodation subject to the necessary consents in the future. There is off road parking with space for several vehicles.



REAR GARDEN

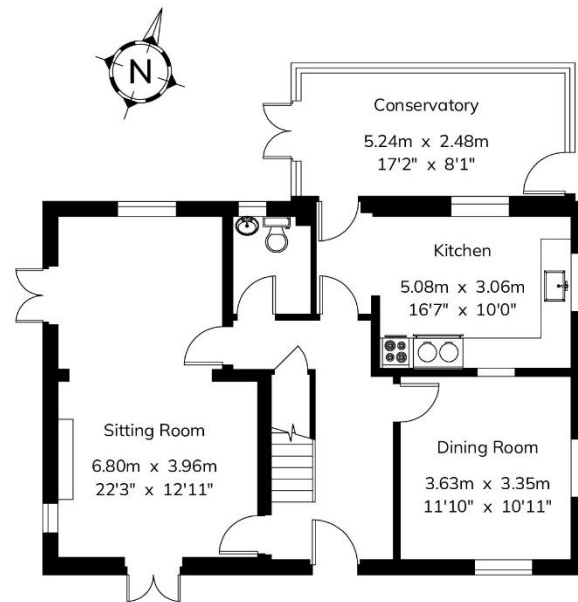


## FLOOR PLANS

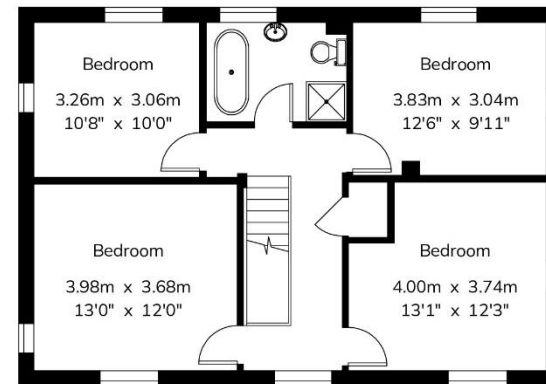
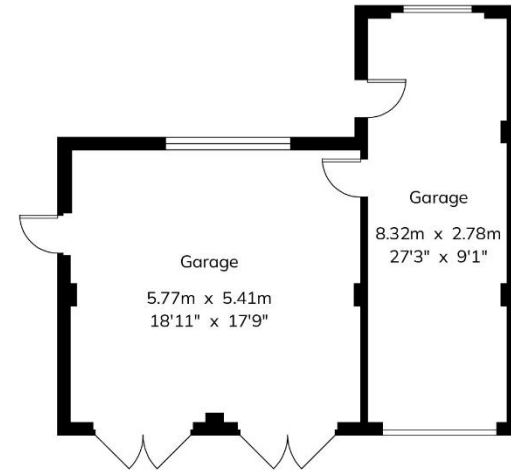
### Lovehurst Mill Cottage

House - Gross Internal Area : 155.8 sq.m (1677 sq.ft.)

Garage - Gross Internal Area : 54.6 sq.m (587 sq.ft.)



Ground Floor



First Floor

**Not to Scale**

For Identification Purposes Only.

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# BOUNDARY PLAN



Produced on Land App, May 15, 2025.  
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NOT TO SCALE





## SERVICES

Lovehurst Mill Cottage benefits from mains water and electricity, with heating provided via an oil-fired system. Drainage is to a private system. The Cottage also benefits from high speed Broadband (via 5G external antenna). **Please Note:** None of these services have been checked or tested.

## ACCESS

Access is directly from Lovehurst Lane which we assume to be a publicly adopted highway. **Please note:** No highways searches have been undertaken.

## METHOD OF SALE

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

## EPC RATING

EPC - E

## COUNCIL TAX

Band – G

## LOCAL AUTHORITY

**Maidstone Borough Council**, Maidstone House, King Street, Maidstone, Kent ME15 6JQ

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

## PHOTOGRAPHS

The photographs within this brochure were taken in May 2025.

## 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.

## MEASUREMENTS

The measurements 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.

## 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. Our searches indicate that there are no public rights of way affecting the property.

## 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.

## AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these 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 Vendors sole agent. If you would like to view, please contact Alex Cornwallis on the contact details below.

### BTF Partnership

**Clockhouse Barn, Canterbury Road**

**Challock, Ashford, Kent TN25 4BJ**

**Tel: 01233 740077**

**Email: [challock@btfpartnership.co.uk](mailto:challock@btfpartnership.co.uk)**

**Reference: AC/R2276.1**

## OFFERS IN EXCESS OF

**£725,000**







Land and Property Experts

[www.btfcpartnership.co.uk](http://www.btfcpartnership.co.uk)

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25

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