



TO LET

HOME FARM

THE LINTON PARK ESTATE · LINTON · MAIDSTONE ME17 4AG

HOME FARM THE LINTON PARK ESTATE LINTON MAIDSTONE KENT ME17 4AG

<i>Loose</i>	-	<i>1.2 miles</i>
<i>Maidstone</i>	-	<i>4.2 miles</i>
<i>Sutton Valence</i>	-	<i>5.0 miles</i>
<i>West Malling</i>	-	<i>10 miles</i>

A six-bedroom detached dwelling with large front and rear gardens located within the peaceful and historic estate of Linton Park.

- An attractive recently refurbished detached six-bedroom conversion
- Landscaped gardens and Paddock Land extending to 1.50 acres
- Benefitting from Gym and Garage
- Available to let to a company only
- Extending to a total of 1.83 acres

GUIDE RENT: - £5,000 per calendar month

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**

LOCATION

Home Farm is located within the Linton Park Estate which dates back to the 18th Century and is situated outside the village of Linton and just 5 miles north of the village of Staplehurst which is able to provide day to day facilities and amenities. Maidstone is just 4 miles north and able to provide a more comprehensive range of facilities and amenities. The national rail network can be accessed from both Maidstone and Staplehurst allowing access to London in under an hour. The motorway network can be accessed from Maidstone at junctions 5, 6 or 7.

Please see the Location Plan below which shows the location of the property in relation to the surrounding towns and villages.

DIRECTIONS

From the Bull Inn pub on Linton Hill, head north on Linton Hill until reaching Linton cross roads, turn right onto the Heath Road and continue for half a mile. Just before reaching Loddington Farm Shop, turn right onto Loddington Lane, continuing for another half a mile. The property's access drive will be on your right, continue for 150 meters until reaching the property straight in front of you.

WHAT 3 WORDS

Driveway entrance ///flight.mixer.smashes

House - ///remote.forms.reward

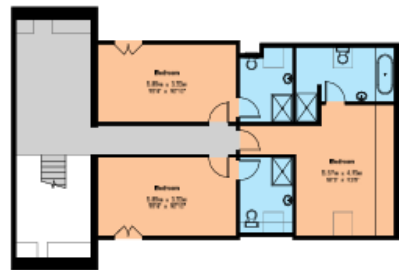


LOCATION PLAN





GROUND FLOOR



FIRST FLOOR

GENERAL DESCRIPTION

Home Farm is a large detached dwelling of cavity brick construction under a clay tile roof. The internal accommodation having recently been refurbished is arranged over two floors and comprises of the following:

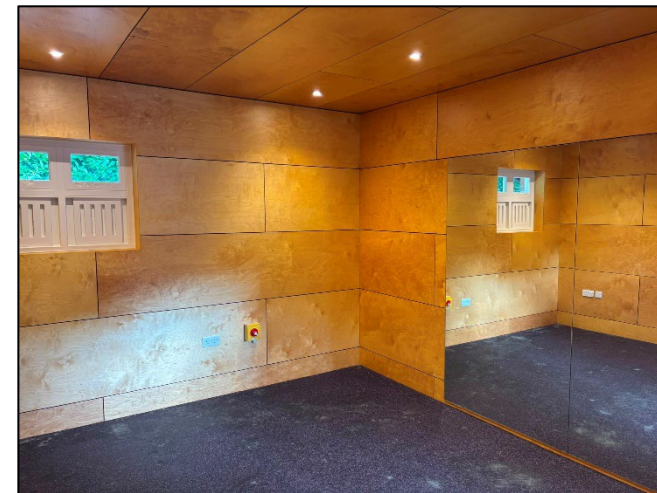
Front Door to **Entrance Hall** with doors to **Office** and **Hallway**. Doors from the Hallway lead to **Downstairs Cloakroom** and to **Boot Room** with door to **Driveway** and door to **Utility Room**. Further doors from the Entrance Hall lead to **Sitting Room** with doors to **Rear Courtyard** and to **Kitchen/ Living Area** with vaulted ceiling. A door to **Rear Hallway** with doors to **Family Room**, **Bedroom 2** (double) with Ensuite and door to Courtyard, **Bedroom 3** (double) with Ensuite and door to Courtyard and **Bedroom 4** (double) with Ensuite and doors to Courtyard.

Stairs lead up from the Entrance Hall to the **First Floor Landing** with doors to **Bedroom 5** (double) with Ensuite, **Bedroom 6** (double) with Ensuite and to **Master Bedroom** with Ensuite.

Outside

There are lawned and bedded Gardens to the east along with paddock land extending to 1.51 acres and also a Courtyard to the south of the house. There is a **Gym** and **Garage** building in the south east corner of the Courtyard.

The Total Gross Internal Area for the House is 6,549ft². Floorplans can be seen to the left for more information.



SERVICES

Home Farm is connected to mains electricity and water. Heating is provided via an air source heat pump and drainage is to a private system. **Please Note:** None of these services have been checked or tested.

ACCESS

Access is directly from Loddington Lane over a private driveway.

COUNCIL TAX

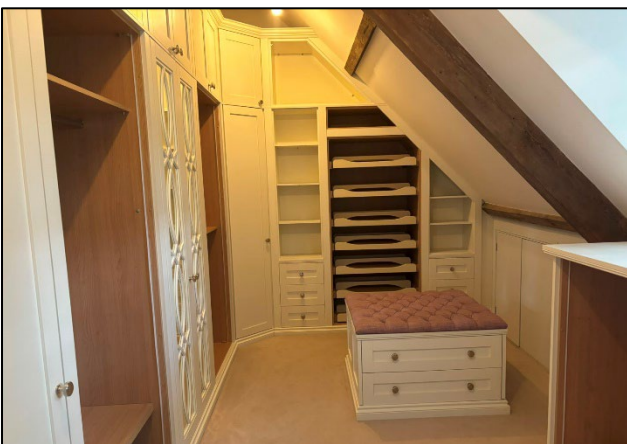
The property is rated as Band H with Maidstone Borough Council.

EPC RATING

EPC Band C – A copy of the Energy Performance Certificate is available from the letting agents on request.

TENANT IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Tenants. BTF employs the services of Thirdfort to verify the identity and residence of purchasers. Tenants will be responsible for paying £35 per person for this AML check. Business check prices will be confirmed prior to submission.



LOCAL AUTHORITY

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

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

ACREAGES

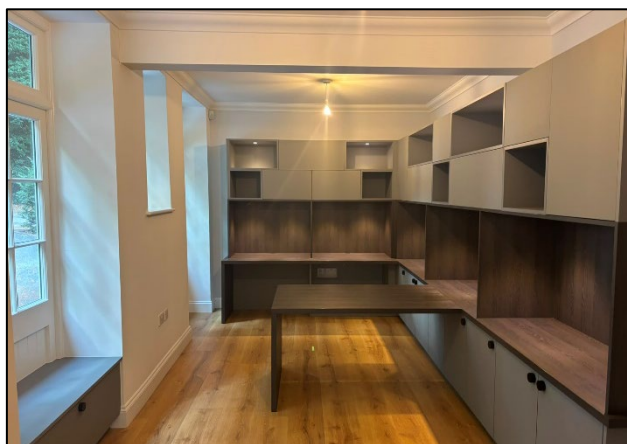
The acreages quoted are for guidance purposes only and are given without responsibility. Any intending tenants should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being let.

TERMS OF TENANCY

- | | | |
|----------------|---|--|
| Term | - | Minimum 12 month term |
| Type | - | Assured Tenancy |
| Clauses | - | No subletting |
| | - | All outgoings are the responsibility of the tenant |
| | - | This property is to be let to a company only |
| Rent | - | £5,000 per calendar month |

PHOTOGRAPHS

The photographs within this brochure were taken in September 2026.



AGENT'S NOTE

We wish to inform prospective tenants 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.

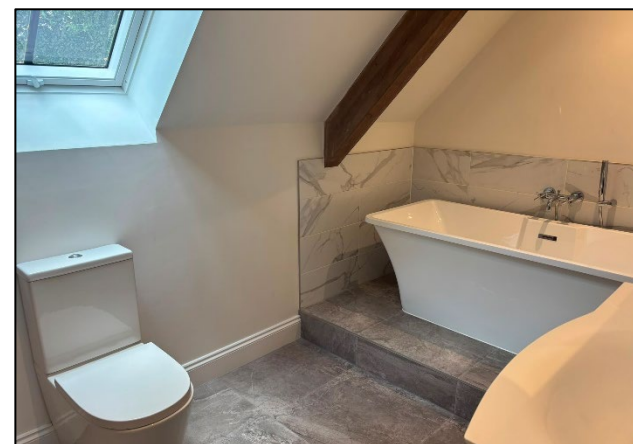
VIEWINGS

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 Landlord's 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





Land and Property Experts

www.btfpartnership.co.uk

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ