



KARRISON
PROPERTY

4 BED FARMHOUSE
TO LET



PENN FARM

Penn Lane, Ide Hill, Nr Sevenoaks, Kent TN14 6BG

TENANCY	AST for 12 MONTHS +
SIZE	4 BED
RENT	£4,450 pm
AVAILABLE	Immediate

FEATURES

- Tranquil Country Setting
- Envidable and convenient location
- 4 bedrooms and 2 bathrooms
- Versatile living space
- Part of a well managed country estate
- Additional large barn

Contact us on 01959 563888 or visit www.karrison.co.uk

DESCRIPTION

Nestled along a tranquil country lane, this delightful farmhouse offers an idyllic retreat surrounded by the glorious Kent countryside. Set within approximately 1 acre of grounds, Penn Farm is a well maintained family home with plenty of space for outdoor enjoyment.

Conveniently located within 2 miles of the A21/M25 junction, Penn Farm has easy access to major transport links including the national motorway network and mainline railway connections into central London from nearby Sevenoaks station (circa 4 miles). The picturesque village of Ide Hill is just 1 mile from the farmhouse, with its highly acclaimed community store and the Cock Inn Public House. The local area has excellent primary, secondary and private schools including Radnor House which lies less than 2 miles away.

Sympathetically extended in recent years, this farmhouse has been transformed into a spacious family home of lovely proportions. The accommodation includes an impressive open-plan living area featuring a stunning inglenook fireplace with a log burner and elegant oak flooring. This space seamlessly flows into the kitchen, with its brick-tiled flooring, fully fitted shaker-style units, integrated appliances, and an iconic Aga. The large boot room/laundry room has fitted storage units, timber worktops, and plumbing for appliances. The home also includes a further reception room and a characterful dining room, distinguished by its partially vaulted ceiling and glazed doors that open onto the outdoor terrace—perfect for alfresco dining and entertaining.

Upstairs there are four generously sized bedrooms, (including a master bedroom with an en-suite shower), a number of which enjoy a wonderful rural outlook over the gardens, woodland and farmland beyond.

Outside, there is a south facing terrace accessed from both the main living room and the dining room, an extensive lawned area to the rear, and gardens and gravel parking to the front. There is also a large timber barn with sliding doors, ideal for storage or as a versatile space for hobbies and projects. This farmhouse offers the perfect blend of traditional charm, modern comfort, and spacious grounds, all set in a truly enviable location.

GENERAL INFORMATION

Services:	Electricity and water. Heating and hot water is provided by a wood pellet boiler which requires filling by the occupiers. Further information can be provided by the estate's property manager.
Local Authority:	Sevenoaks District Council
Council Tax:	Tax Band 'E'. Council Tax for the current financial year 2024/2025 is £2,787.21
EPC Rating:	'D'
Note:	The property adjoins farmland on which there is a shoot. No fireworks permitted.

TERMS

The property is available to let unfurnished on an assured shorthold tenancy agreement for a minimum term of 12 months at a monthly exclusive rental of **£4,450 pcm**. A rent deposit of 6 weeks rent will be required, together with 1 month's rent payable in advance. The tenant is also responsible for council tax, water rates and all usual utilities. A holding deposit of 1 weeks rent will also be required. Further details on request.

VIEWING & FURTHER INFORMATION

Lesley Coppack or Alison Hiller
01959 563888
or visit : [karrison.co.uk](https://www.karrison.co.uk)

IMPORTANT INFORMATION

These particulars have been prepared in good faith to give a fair overall view of the property and are to be treated as a general guide only and do not form any part of an offer or contract. Any intending tenants must rely on their own enquiries by inspection or otherwise as to the correctness of each of the statements contained in these particulars, and on all matters including planning or other consents. All statements contained in these particulars are given without responsibility on the part of Karrison Property or the Vendor or Lessor of this property. Neither Karrison Property nor any joint agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. Prospective tenants are advised to satisfy themselves as to the working order of any apparatus, equipment, fixtures or fittings or services where applicable. Karrison Property or any joint agents have not tested them. Any area measured or distances referred to are given as a guide only and are not precise.





