

btf

Land & Property Experts



**PRIORY FARMHOUSE, LOSSENHAM LANE
NEWENDEN, KENT TN18 5QQ**

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NEWENDEN
KENT
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Northiam	-	2.2 miles
Sandhurst	-	3.0 miles
Tenterden	-	6.7 miles

Detached Farmhouse (subject to an Agricultural Occupancy Condition) in a rural location on a working farm.

- Five bedrooms
- Unfurnished
- Garden
- In all approximately 0.45 acres

GUIDE RENT: £2,400 PCM

VIEWING: Strictly by appointment with the agents.

PLEASE NOTE:

Prospective tenants will be required to provide evidence that they can comply with the Agricultural Occupancy Condition prior to viewing the property.

BTF Partnership
Euston House
82 High Street
Heathfield
East Sussex
TN21 8JD
01435 864455

LOCATION

Priory Farmhouse is situated on the border of Kent and Sussex in a rural location on the edge of Newenden village, approximately 2.2 miles to the north-east of Northiam, 3 miles to the south-east of Sandhurst, and 6.7 miles to the south-west of Tenterden. The historic Cinque Port of Rye is approximately 9.2 miles to the south-east.

DESCRIPTION

The farmhouse is subject to an Agricultural Occupancy Condition stipulating that: *"The occupation of the farmhouse shall be limited to persons solely or mainly employed, or last employed, in the locality in agriculture as defined in section 336 of the Town and Country planning Act 1990, or in forestry, or a dependent of such persons residing with him or her, or a widow or widower of such persons."*

The accommodation, which benefits from an oil-fired central heating system (a combination of underfloor and wall-mounted radiators), briefly comprises:

Entrance Hallway with **Cloakroom** off. Door to integral **Garage**.

Living Room (triple aspect) with glazed double doors to outside.

Sitting Room/Dining room (double aspect) with wood burning stove set into open fireplace, fitted wooden window seat, stairs to first floor, and glazed door to outside.

Kitchen/Breakfast Room (double aspect), with quarry tiled floor, modern kitchen units with granite worktops, integrated Neff hob with extractor over, integrated oven, space for dishwasher and fridge.

FIRST FLOOR

Landing with built-in storage cupboard and doors to:

Master Bedroom (double aspect) with **En-suite Shower Room**.

Bedroom 2 (double aspect) with built-in hanging cupboards, and door to Family Bathroom.

Bedroom 2

Bedroom 3

Bedroom 4 with built-in hanging cupboard.

Family Bathroom which can be accessed from either the Landing or Bedroom 2.

GARDEN

The garden, which is predominantly down to lawn, benefits from a parking area to the eastern elevation of the farmhouse.

SERVICES

Mains water, electricity, and drainage. Oil-fired central heating.

LOCAL AUTHORITY

Ashford Borough Council.

EPC ENERGY RATING: C

COUNCIL TAX: Band F

TENURE

The property is offered to rent unfurnished for an initial period of 6 months which will continue thereafter until terminated by notice on either side.

The property is let under an assured shorthold tenancy under the Housing Act 1988. The tenant will be responsible for all service costs including council tax.



PLANNING

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DEPOSIT

A deposit in the sum of £2,769 will be required and held under the terms of the Tenancy Deposit Scheme.

AGENT'S NOTE

Referencing will be undertaken by an independent third-party company and will include credit checks and obtaining references from previous landlords (where applicable).

PETS

Due to the property being located on a working farm, the keeping of dogs will not be permitted.

VIEWINGS

The Landlord and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.

PLEASE NOTE

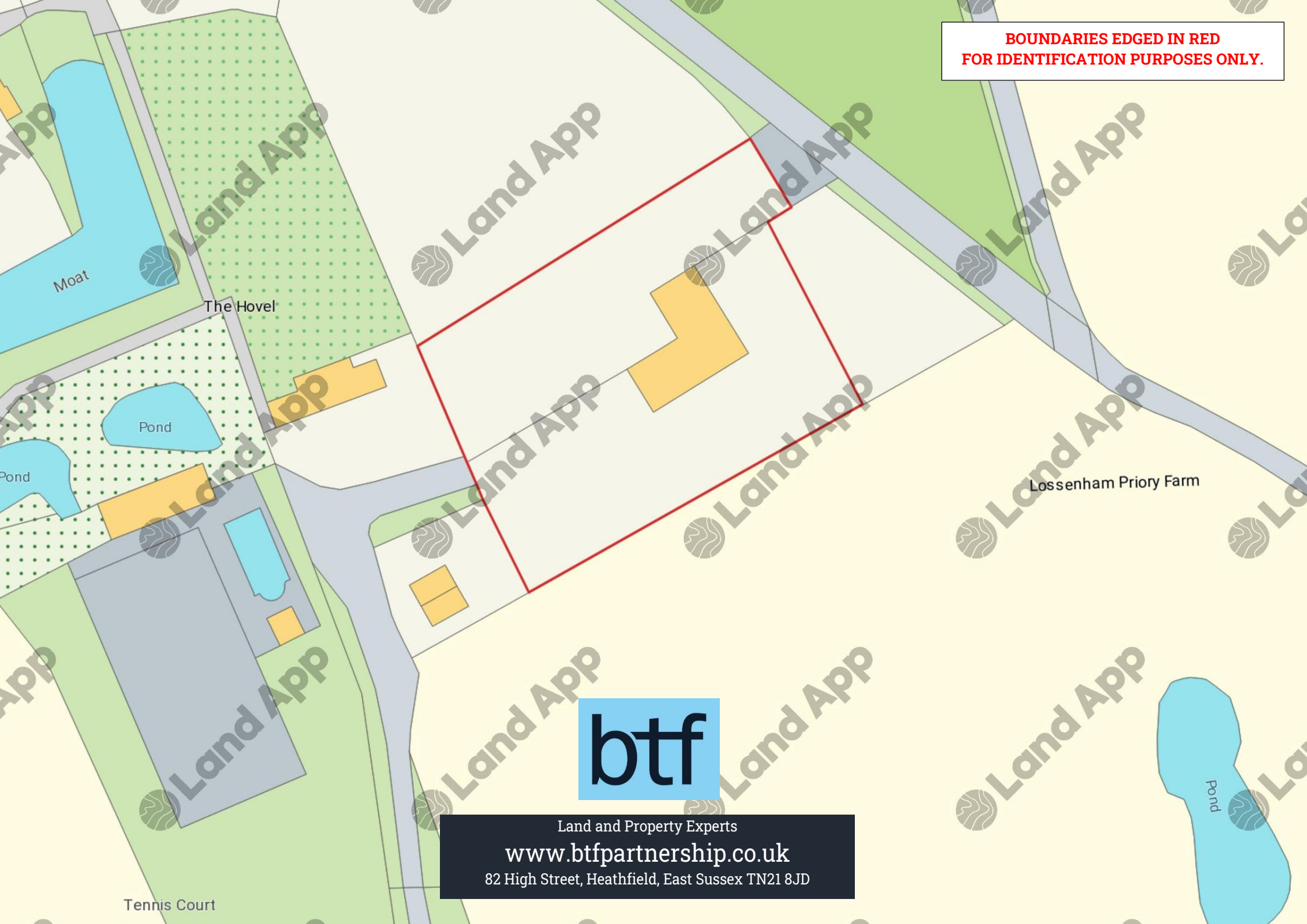
Prospective tenants will be required to provide evidence that they can comply with the Agricultural Occupancy Condition prior to viewing the property.

DIRECTIONS

From Hawkhurst, proceed in an easterly direction on the A268. Having passed through the village of Sandhurst (approximately 3 miles) continue for a further 2.5 miles and upon reaching the village of Newenden, turn left into Lossenham Lane just after the church on the left hand side, (opposite the White Hart Public House) continue along Lossenham Lane for approximately half a mile and the drive leading to Lossenham Priory Farmhouse will be found on the right hand side on the apex of a sharp left hand corner continue along the farm drive, keeping left for Lossenham Priory Farm.



**BOUNDARIES EDGED IN RED
FOR IDENTIFICATION PURPOSES ONLY.**



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Tennis Court