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The Old Farmhouse, Hammill Road, Woodnesborough

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The Old Farmhouse, Hammill Road, Woodnesborough, Sandwich, Kent, CT13 0EQ

Guide Price £750,000

A well-presented detached farmhouse with stunning open views set in approximately 14 acres

Description

The Old Farmhouse is a detached property with double glazed sash windows and a symmetrical façade. The property stands in approximately 14 acres of garden and paddock land and is surrounded by open fields. The Old Farmhouse dates from approximately 1910 and retains some ceiling beams. There is a newly built substantial timber built triple garage, bike & wood store and a further useful brick built log/bike store, all with light and power.

Planning permission has been granted for the erection of a detached dwelling and garage including a log and bin store (existing dwelling to be demolished) Ref: DOV/15/01239. Plans have also been drawn up to extend the existing house although planning consent has not been sought for this.

The Old Farmhouse is situated in a rural location being surrounded by farmland in the hamlet of Hammill, near Woodnesborough. The medieval town of Sandwich is approximately 3.5 miles away and has a good range of facilities including a supermarket, doctor's surgeries and an excellent selection of independent shops. Sandwich railway station has a high speed service taking approximately 1½ hours to London St Pancras but also offers other services to Cannon Street and Charing Cross. Trains to London Victoria are available from Adisham station which is about 2½ miles away. The Cathedral City of Canterbury is approximately 10 miles away and has a wide range of shopping, cultural and leisure facilities along with a number of schools in both the state and private sector for all ages and abilities.

Directions

From Sandwich proceed through Woodnesborough and out the other side, pass the Palm Tree crossroads and follow down Beacon Lane. Carry straight on past Wood Ash Garage onto Hammill Road for approximately ½ mile then take the next right hand turning. The property will be found at the end of the track.

Viewing: By appointment through Finn's, Sandwich tel: 01304 612147

Services: Mains gas, electricity, water and drainage water and electricity. Private drainage. Electric central heating. Double glazing throughout.

Council Tax: Band D according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared in May 2016.



The accommodation is as follows:-

(N.B. All measurements are given in metric, with the imperial equivalent in brackets and are an approximate guide only).

On The Ground Floor

Entrance Porch: Leading to entrance door giving access to:-

Sitting Room: 4.22m x 3.59m (13'10" x 11'9"). Double aspect windows to front and side, fireplace with wood burning stove and TV aerial point.

Dining Room: 6.64 max x 4.12m (21'9" x 13'6"). Double aspect windows to front and rear, stairs to first floor, period open fireplace with York stone hearth, TV aerial point and beamed ceiling.

Utility Room: 2.34m x 1.74m (7'8" x 5'8"). Plumbing for washing machine, vent for tumble dryer and hot water tank.

Bathroom: Fitted white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash basin and low level WC, part tiled walls and chrome heated towel rail.

Kitchen: 3.94m x 2.62m (12'11" x 8'7"). Fitted range of wall and base units with work surfaces over, stainless steel sink unit with mixer tap and drainer, space for dishwasher, space for fridge-freezer, ceramic hob with extractor over and electric oven below, window to rear, door to garden.

On The First Floor

Landing: Door to:-

Bedroom 1: 4.29m x 3.26m (14' x 10'8"). Window to front and built in wardrobes.

Bedroom 2: 3.38m x 1.95m (11'1" x 6'4"). Window to front and built in wardrobes.

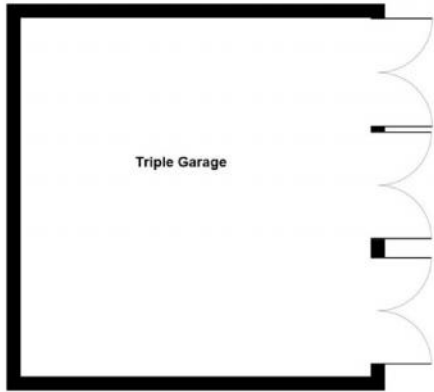
Bedroom 3: 4.29m x 3.58m (14' x 11'8"). Double aspect windows to front and rear with views over open countryside.

Outside: The Old Farmhouse is surrounded by garden to three sides being mainly laid to lawn with a gravel driveway leading to a triple garage. A five bar gate leads to a paddock area of approximately 14 acres.

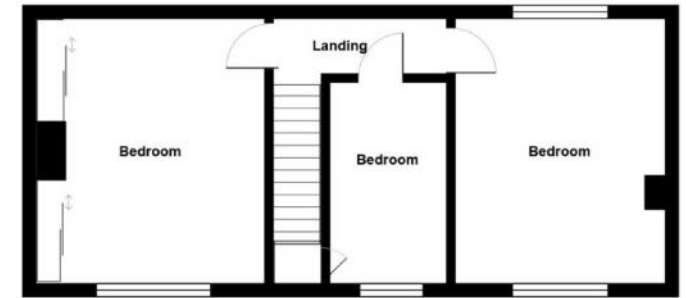
Triple Garage: 9.5m x 5.1m (31'2" x 16'8"). Three sets of wooden double doors, light and power. To one side is a bike and wood store measuring 4.11m x 3.9m (13'5" x 12'9") with light and power.

Bike/Log Store: With light and power.





Ground Floor



First Floor

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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