



**Bramleys**

**Southgate Barn, Old Loose Hill, Loose, Maidstone, Kent, ME15 0BS**  
**POA £220,000**

Large plot about .09 ha/0.23 acres with lovely rural outlook over fruit trees. Fantastic opportunity to buy a barn for conversion to residential use having Planning Consent granted by Maidstone Borough Council ref MA/16/500533FULL for a 2 bedroom detached bungalow with oak framed car port. Access to the property will be from Old Loose Hill.

Just a few steps to Loose village and the Loose Valley Conservation Area. Maidstone town about 3miles (4.8km), railway stations in the town centre or head south to the stations at Staplehurst and Marden. Sainsbury's Local, bank, doctors and Take Aways on the Loose Road about 1 mile away. Schools for all age groups about 1 mile away too.



## Consented Accommodation

When converted the property will provide the following accommodation.

**Entrance Hall 9'2" x 8'6" (2.8 x 2.6)**

**Living Room 17'8" x 10'7" (5.4 x 3.25)**

A great room with doors opening onto the garden. the living room as designed opens onto the kitchen area

**Kitchen 11'5" x 6'10" (3.5 x 2.1)**

**Bedroom 1 11'5" x 9'10" (3.5 x 3.0)**

measurement includes the wardrobes but not the entrance area. A great room that gives access via double doors onto the garden

**Ensuite bathroom**

**Bedroom 2 11'5" x 7'10" (3.5 x 2.4)**

**Shower Room**

## The Landscape

A lovely rural plot. Not only will the use of Ebony stained external joinery, open rafter feet and grey standing seam zinc roof make this a contemporary home but the use of these materials will retain the rural character of the barn in the rural landscape, all complimented by an oak framed car port.

## Access

The property will be accessed by an use of the existing but redundant farm road. The property is situated on the edge of what was two farms, Herts Farm to the north and Southgate Farm to the south. Originally, Southgate Farm used the access (which is also a public footpath) for that farm although now the two farms have combined the access has fallen out of use for farm traffic although the sub base of tarmac is believed to still be there (it can be seen in places). Ownership of the access will be transferred with the property with no vehicular rights of way for the farm albeit the public footpath will remain.

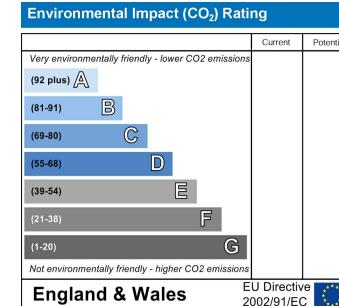
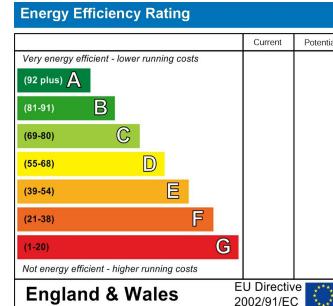
## Viewing

Whilst the barn can be seen to a certain extent from the access applicants are advised NOT TO Trespass onto the land. Appointments will be necessary for viewing tel 01622 756703

**Oak Framed Carport about 19'8" x 9'2" externally (about 6.0 x 2.8 externally)**

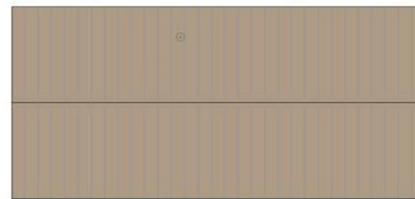
## Directions

Leave Maidstone via the A229 Loose Road. which becomes the Linton Road at the top of Loose Hill. Keep on the Linton Rd taking the second turning on the right hand side as signposted Rosemount Close. Proceed to the T junction, opposite which is the access (currently a track) to the property





### PROPOSED FLOOR PLAN



PROPOSED ROOF PLAN



**PROPOSED WEST ELEVATION**



**PROPOSED SOUTH ELEVATION**



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION

©  
THIS DRAWING IS THE PROPERTY OF COUNTRY HOUSE DEVELOPMENTS LTD. & MUST NOT BE REPRODUCED IN PART OR WHOLE WITHOUT CONSENT.  
THIS DRAWING MUST NOT BE COPIED.  
ALL DRAWINGS MUST BE CHECKED ON SITE/WORKSHOP WHERE APPLICABLE PRIOR TO EXECUTING THE WORK.  
ANY SHORTCOMINGS IN THIS DRAWING TO BE REPORTED TO COUNTRY HOUSE DEVELOPMENTS LTD.

