



Salts Farm House 51 Linton Road, Loose, Kent, ME15 0AH
Price £750,000



TAKE A VIRTUAL TOURDETACHED ARTS AND CRAFTS STYLE HOME OFFERING FOUR BEDROOMS, LARGE DETACHED GARAGE AND MATURE GARDEN MEASURING OVER 200FT WITH CHARACTERFUL FEATURES THROUGHOUT IN A PROMINENT LOCATION WITHIN WALKING DISTANCE OF LOCAL AMENITIES AND STUNNING LOOSE VALLEY.

Salts Farm House at 51 Linton Road was built by a wealthy farmer in 1925 with generous proportions including spacious rooms, hallway and gardens. The house was built to an expensive specification and used many elements of the Arts and Crafts (A&C) style of which the features remain today including exposed structural wood beams, fire places and oak staircase.

This wonderful home provides spacious and adaptable accommodation offering an entrance hall, sitting room, dining room, kitchen, useful utility room, downstairs cloakroom and conservatory to the ground floor. On the first floor there is a landing, three double bedrooms and bathroom with separate W/C. Stairs from the landing lead to the second floor where there is a further bedroom with en-suite shower room.

Outside, the property benefits from a driveway with off road parking for several cars and large 1.5 storey detached garage with timber staircase to loft storage and mains plumbing for a shower room and kitchen. Subject to planning permission the garage could be converted to a residential annex.

The gardens are a real feature of the home and were used as part of the original farm market garden until the 1950s and the current owners have continued to use it as an organic fruit and vegetable garden for 20 years. There are several areas of lawn as well as period features including a large dwarf-wall greenhouse, Kentish ragstone sunken seating area and brick built summer house.

Situated in walking distance of the popular Loose Primary School and stunning Loose Valley this rarely available family home will generate plenty of interest so call Page & Wells Loose Office on 01622 746273 and book your viewing today to avoid missing out.



Mainline Stations to London

The property is well served with mainline services to London from Staplehurst Station running every 30 minutes.

To The Ground Floor

Entrance Hall

Door to front with glazed panel, radiator, exposed wood beams, A&C oak staircase to the first floor with double glazed window to rear overlooking the gardens

Guest Cloakroom

Comprising W/C, wash hand basin with single taps, radiator, double glazed window to rear, understair storage cupboard

Living Room 21 x 13'9 (6.40m x 4.19m)

Double aspect room with double glazed lead lined window to front and double glazed French doors leading onto the conservatory, attractive fire place with log burner, A&C brick surround and hearth, exposed wood beams, radiators, TV point

Dining Room 12'9 x 12'6 (3.89m x 3.81m)

Feature bay with double glazed windows, A&C fireplace exposed brick surround and coal-effect gas fire, feature built in 1925 valve radio, radiator, telephone point

Kitchen 11'9 x 10'6 (3.58m x 3.20m)

With a range of wall and base fitted kitchen units with worksurfaces, inset double bowl sink with mixer tap and flexi nozzle, integrated four burner gas hob and mid height oven and grill, extractor, Butler's Box, radiator, double glazed window to side and rear

Utility Room

With wall and base fitted kitchen units with worksurfaces, space and plumbing for washing machine, dishwasher and tumble drier, space for fridge freezer, fitted larder cupboard, tiled floor, radiator, double glazed windows to both sides and door to rear leading onto the garden

Conservatory 13'3 x 10'9 (4.04m x 3.28m)

Double glazed surround and door to side, tiled floor

To The First Floor

Landing

Stairs to second floor, airing cupboard

Principal Bedroom 14'6 x 10'3 (4.42m x 3.12m)

Two built in double wardrobes and one built in single wardrobe, radiator, double glazed window to front

Bedroom 2 14'3 x 13 (4.34m x 3.96m)

Lower level feature bay to front with double glazed windows, radiator

Bedroom 3 13'9 x 10'3 (4.19m x 3.12m)

Fitted wardrobes, radiator, double glazed window to rear

Bathroom 10'3 x 8 (3.12m x 2.44m)

Comprising panel bath with single taps, single shower unit with power shower and glass screen, vanity unit with mixer tap, bidet, radiator, tiled floor and walls, double glazed window to side,

Separate W/C

With W/C and double glazed window to rear

To The Second Floor

Bedroom 4 23'6 x 10'3 maximum measurements (7.16m x 3.12m maximum measurements)

With double glazed velux windows to rear overlooking the gardens, radiator

En-Suite Shower Room

With single shower unit with electric shower and glass screen, W/C, wash hand basin with mixer tap, electric shower, extractor, radiator, eaves storage cupboards on both sides

Externally

To The Front

There is a driveway for several cars and a curved brick surround and mature trees and shrubs providing privacy to the front. The driveway extends up the side of the property with an external electric vehicle charger leading to a detached large double garage

Large 1.5 Storey Garage 35'3 x 24'3 maximum measurements (10.74m x 7.39m maximum measurements)

With cavity walls, two up and over doors to front, power and lighting,

inspection pit, workshop, cloakroom with W/C and wash hand basin, store cupboard with mains plumbing for a shower room and kitchen, timber staircase leading to upstairs boarded loft space with two windows, downstairs office room measuring 9'3 x 8 with double glazed window to both sides, personal door to front and rear

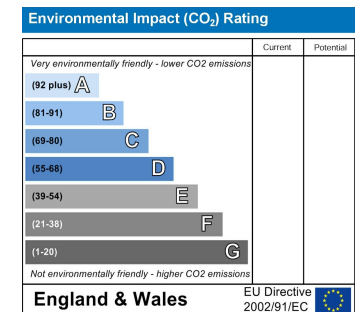
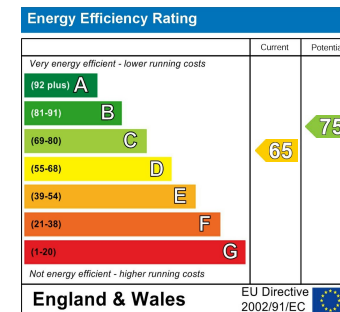
The Rear Gardens

With large areas of lawn the stunning rear gardens measure approximately 250ft x 70ft and were used as part a market garden until the 1950s and have been well cared for and improved by the current owners. Having been used as an organic fruit and vegetable garden for over twenty years there is abundance of mature plants and trees which include a fruit cage and apple, apricot, plum, cherry, gage, almond, fig and quince trees together with gooseberries, blueberries, raspberries and currant bushes. There is also a variety of flowering shrubs and roses.

Attractive features can be found throughout the rear garden including a large dwarf-wall greenhouse measuring 20ft x 10ft with rainwater storage system and housing a productive Muscat grape vine, charming summer house built in 1925 and feature dovecote of the same period, maid's walkway along the northern side of the walled garden and several Kentish ragstone features including raised terraced with ragstone supporting walls and a beautiful sunken garden with seating.

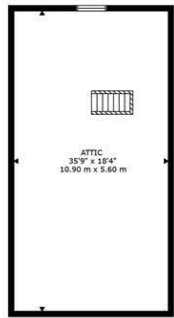
Viewing Arrangements

By appointment only. Call Page & Wells Loose Office on 01622 746273

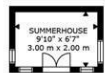


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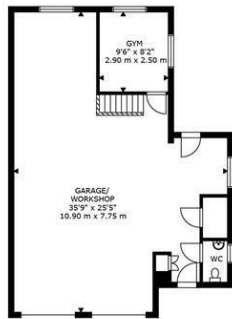




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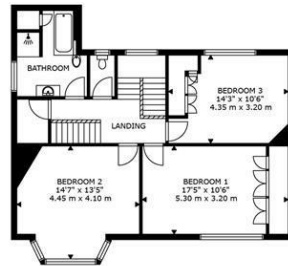
SUMMERHOUSE



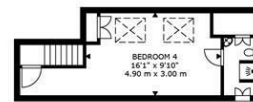
GARAGE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR: 958 sq ft, 89 m²
 FIRST FLOOR: 753 sq ft, 70 m²
 SECOND FLOOR: 248 sq ft, 23 m²
 TOTAL: 1959 sq ft, 182 m²
 GARAGE/ATTIC/SUMMER HOUSE (EXCLUDED AREA): 1496 sq ft, 139 m²

FLOORPLAN FOR GUIDANCE ONLY, NOT TO SCALE OR VALUATIONS PURPOSES. IT MUST NOT BE RELIED UPON AS A STATEMENT OF FACT. ALL MEASUREMENTS AND AREAS ARE APPROXIMATE.

