

6 Home Farm Close, Leigh





6 Home Farm Close, Leigh TN11 8SB

Beautiful Modernised 4-Bedroom Grade-2 Listed Barn Conversion

Accommodation Summary

- Attached Grade-2 listed house on a rural Victorian farm site
 - 4 bedrooms, 1 en-suite
 - Living room
 - Dining room
 - Kitchen/breakfast room
 - Bathroom
- Two off street parking with additional visitor parking
 - Garden
 - Garage
- Mainline station 1 mile away with commuter bus access



Tel: 01892 514 189

55 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This exceptionally well presented and spacious barn conversion is arranged over three floors and is brimming with character.

Located on an idyllic rural Victorian farm site steeped in history, it has been sympathetically converted and updated to give it a modern twist.

Approached down a shared drive, past one of its allocated parking spaces, you reach the property sat neatly at the end, its red brick and dark wooden exterior giving a nod to its period farm heritage.

You enter into a bright hallway with warm wooden effect flooring contrasting beautifully with the cream, part wooden panelled, walls.

The wooden flooring stretches throughout the ground floor living spaces, seamlessly linking them, creating a sense of flow and space.

First on the left is the kitchen/breakfast room. The well separated kitchen area forms an open U space enabling you to chat to friends and family as you prepare dinner. Plenty of cream units topped with wooden work surfaces are separated by the integrated appliances whilst a window above the sink brings in more natural light. At the far end there is ample room for a table and chairs, a larder cupboard and space and plumbing for additional appliances.

At the front of the house is the bright double aspect dining room, which is a versatile space, as it could double up as a home office or a playroom, as it is currently presented.

To the rear is the welcoming living room flooded with light from its glazed doors that can lie open in the summer months extending your living space. A wood burning stove adds character and warmth to the room.

The first floor boasts three great bedrooms, with beautiful exposed brick walls and large windows delivering green views. The master bedroom has a contemporary en-suite shower room and a stylish bathroom with freestanding bath completes the floor.

A further flight of stairs leads you up to the second floor with a further double bedroom with a room off it that would be perfect as a dressing room but could also be used as a home office.

Outside to the rear its garden is laid mainly to lawn with high perimeter hedging providing privacy and a safely contained sanctuary for pets and children. A paved terrace sits at the back of the house giving plenty of space for alfresco dining while a back gate leads your visitors in from their parking area.

Brimming with character this beautiful home enjoys open countryside on its doorstep. It is also well placed for commuters being only a mile from the local mainline stations with excellent rail links to central London. A must see!



Entrance door, which opens into:

Entrance Hall: front aspect double glazed window, mid height wooden wall panelling, wooden flooring, radiator and doors opening into:

Dining Room: 12`3 x 9`8 front and side aspect double glazed windows and radiator.

Kitchen/Breakfast Room: 9`2 x 25`5 front aspect windows, butler sink with mixer tap, space for range oven, wooden flooring, integrated dishwasher, space for fridge/freezer, stainless-steel extractor, tiled splash back and radiator. The kitchen has plenty of wooden worktop space and a good selection of eye and base level cream units. There is space and plumbing for additional appliances and a fitted larder cupboard.

Living Room: 18`6 x 15`9 side aspect double glazed window, side aspect French doors, wooden flooring, wood burning stove and radiator.

Stairs up to first floor landing with doors opening into:

Bathroom: traditional pedestal wash hand basin with mixer tap, freestanding bath with mixer tap and hand held shower attachment, low level WC, part tiled walls, tiled flooring and heated towel rail.

Bedroom 1: 13`7 x 12`7 side aspect window, fitted cupboard, exposed brick wall, radiator and door opening into:

En-suite: walk in double shower cubicle with wall mounted shower attachment and rainwater shower head, low level WC, wall hung wash hand basin with mixer tap, tiled walls and flooring and heated towel rail.

Bedroom 3: 11`11 x 12`10 front aspect window, exposed brick wall and beams and radiator.

Bedroom 4: 9`4 x 12`10 front and side aspect double glazed windows, exposed brick walls and radiator.

Stairs up to second floor and door opening into:

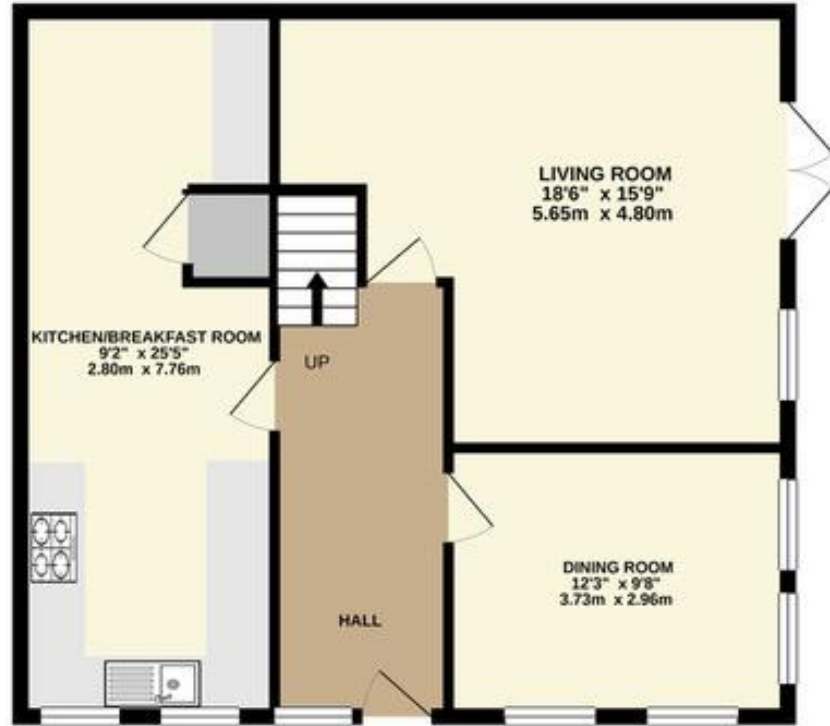
Bedroom 2: 12`9 x 12`6 side aspect double glazed window, exposed brick wall and beams, radiator and door opening into:

Dressing Room: with exposed brick wall and wooden shelved ledge.

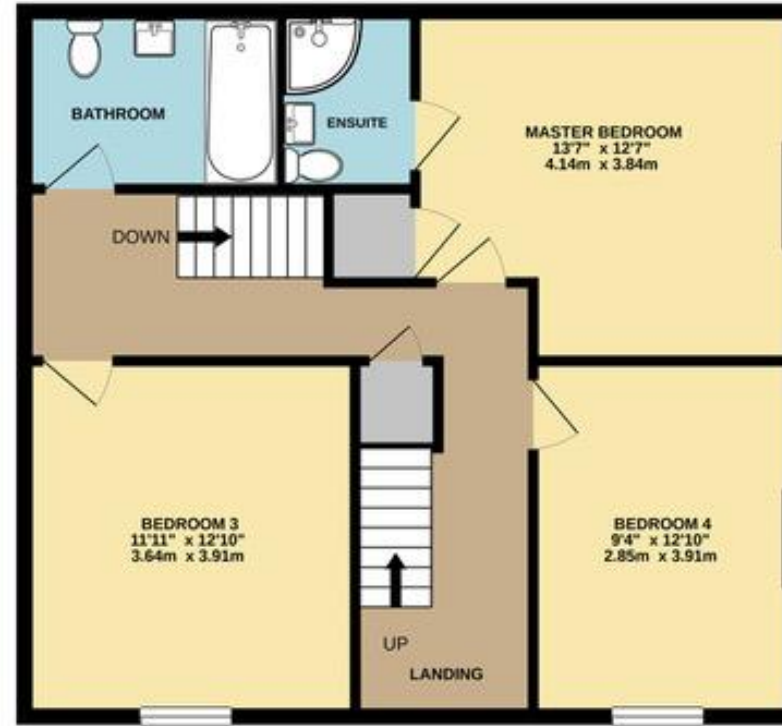
Outside: The house is approached via a shared gravel driveway past visitors parking spaces leading to a private area with parking for one car. There is a single garage with electricity and lighting. The pretty rear garden is accessed through either the living room or a back gate and is laid mainly to lawn with a paved terrace sitting at the back of the house. It is perfect for alfresco dining in the sun. Mature hedging borders the perimeter of the garden making it a private and peaceful space whilst a wooden shed provides storage. Stunning open countryside lies behind Home Farm.



GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR
705 sq.ft. (65.5 sq.m.) approx.



2ND FLOOR
292 sq.ft. (27.1 sq.m.) approx.



APPROX 158 SQ.M

TOTAL FLOOR AREA : 1702 sq.ft. (158.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			92
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 Plus) A			85
(81-91) B			
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



General:

Tenure: Freehold
Local authority: Sevenoaks District Council
Council tax: Band G (£3,240.00)
EPC: C (70)
Communal Area Maintenance: £490.00 P/A
Ground rent: £10.00 P/A

AREA INFORMATION: Leigh, Tonbridge

Leigh is an idyllic rural village that lies 3 miles west of Tonbridge and 6 miles south of Sevenoaks. It benefits from a large village green, a highly regarded Primary School, Church, Village store, post office, pub and railway station. The village enjoys a pretty tranquil setting amongst open countryside and delivers nature in abundance to be enjoyed either cycling, walking or spotting wildlife. For recreational activities, the property itself sits close to the fairways of the Hilden Golf and Leisure Club and the Tonbridge School gym, with its impressive facilities and indoor swimming pool, are a short drive away. There is also the Angel Sports Centre and the public swimming pool both based in the centre of Tonbridge. Apart from its own Primary School there are other highly regarded primary schools in the area such as Hildenborough Church of England and St Margaret Clitherow Catholic. There are also independent prep schools in Hildenborough: Fosse Bank; in Tonbridge: The Schools at Somerhill, Hilden Oaks and Hilden Grange and in Sevenoaks: Sevenoaks Preparatory School and the New Beacon. The highly sought after secondary level Tonbridge Girls Grammar School, Weald of Kent Girls Grammar and Judd Grammar for boys are in Tonbridge whilst the renowned Tonbridge and Sevenoaks Schools are within easy reach as are Sackville and Walthanstown Hall. Leigh Station is on the Victoria/Redhill line whilst Hildenborough Station is on the South Eastern Main Line and has fast and frequent services into London Charing Cross in 44 minutes. A commuter bus passes the end of the property's main drive and can be taken to Hildenborough Station just a mile away both morning and evening.



