



3 COPTON FARM COTTAGE
SALTERS LANE, SHELDWICH, FAVERSHAM, KENT ME13 0DL



**Lambert
& Foster**

Junction 6 M2 1.5m | Faversham 2m | | Ashford International 12.4m

3 COPTON FARM COTTAGE, SALTERS LANE, SHELDWICH, FAVERSHAM, KENT ME13 0DL

An attractive 19th century cottage with a large Dutch barn, sitting in approximately 2 acres of agricultural land, with far reaching views over surrounding farmland.

GUIDE PRICE £750,000 FREEHOLD



SITUATION

3 Copton Farm Cottages occupies a semi rural location within a former farmstead setting and now forms part of a pleasant hamlet of converted farm buildings and cottages. The property includes a mixture of mature gardens, concrete hard standing, and approximately 1.3 acres of surrounding field. All within easy reach of nearby Faversham and Junction 6 of the M2.



DIRECTIONS

The postcode for the property is ME13 0DL and access is from Salters Lane or using What3words [///paths.worldwide.incoming](https://www.what3words.com/paths/worldwide/incoming)

DESCRIPTION

3 Copton Farm Cottage is an attractive 19th century cottage, with a large Dutch barn sitting in approximately 2 acres of agricultural land with far reaching views over surrounding countryside. The current owners have renovated the cottage throughout to provide accommodation which comprises of Entrance Hall, Living Room, Dining Room, Kitchen on the ground floor with 3 bedrooms and a family bathroom on the first floor.

The property will appeal to a range of potential buyers and offers further scope for equestrian and smallholding opportunities, subject to necessary planning consents.

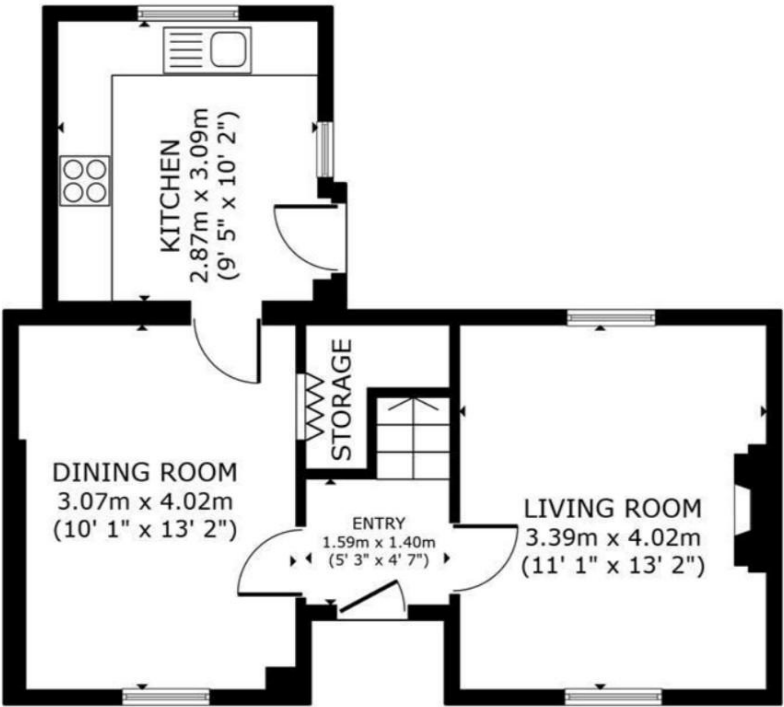
OUTSIDE

The garden wraps around the cottage and includes a newly restored brick well, established shrub borders with lawn extending to a further area of agricultural land including a large open sided Dutch barn approximately 2,100 sq ft, and an extensive area of hardstanding. All ring fenced with newly erected post and rail fencing.

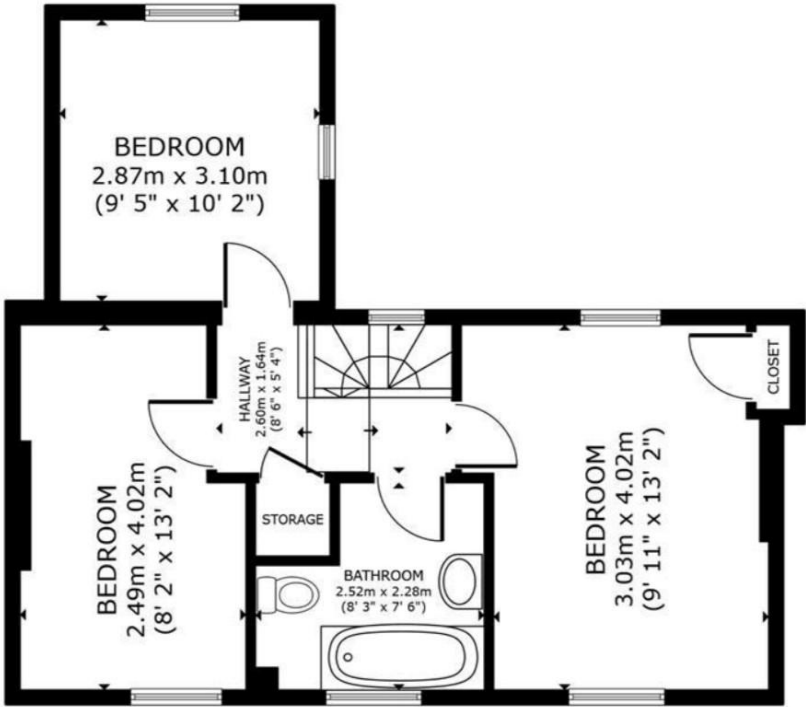


FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



GROUND FLOOR



FLOOR 1



VIEWING: By appointment only. **Paddock Wood Office:** 01892 832325.

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Private **Heating:** Gas

BROADBAND & MOBILE COVERAGE: Good

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: Swale Borough Council. 01795 417850.

COUNCIL TAX: Band D **EPC:** E

FLOOD & EROSION RISK: **Property flood history:** None **Rivers and the sea:** None **Surface Water:** None **Reservoirs:** None **Groundwater:** None

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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