



**Lambert
& Foster**



SPITZBROOK BARN OAST

HAVIKER STREET | COLLIER STREET | TN12 9RH

Guide Price £750,000 FREEHOLD

A substantial Oast in need of works to complete conversion offering potential accommodation extending to some 5240 ft² on three floors. The Oast house is located in an attractive rural location in the village of Collier Street and enjoys far reaching rural views from the upper storeys of the accommodation. Spitzbrook Barn Oast has grounds extending to some 1.20 acres with a useful range of ancillary buildings. All within a short drive of local amenities and major transport links.

- **Attached Oast House in need of final conversion works**
- **5240 ft² of accommodation on three floors**
- **Potential for self-contained annexe**
- **Fantastic far reaching views over adjacent countryside**
- **Generous outside space for parking**
- **Short drive to local amenities and major transport links including Paddock Wood mainline railway station**

VIEWING

Strictly by appointment through the sole agents.
Lambert & Foster, Paddock Wood Office: 01892 832325

THE PROPERTY

Spitzbrook Barn Oast is an attached twin kiln Kentish Oast House of brick construction with part weather boarded and part rendered elevations offering extensive accommodation on 3 floors. The property was purchased by the current owners in the late 1980's and has been partly converted but offering prospective purchasers the chance to finish the property to their own style and detailing.

Front door leads into hall with mainly unconverted accommodation on the ground floor with defined room spaces. Double doors lead to internal garage which connects to the annexe extension to the side which is arranged as four rooms with spaces for living room, bedroom, bathroom and kitchen in a single storey extension. Leading off the main hall, there is room space to be converted for utility, boiler room and WC.

Stairs lead to a first floor landing where there is a wealth of exposed timber beaming with accommodation comprising kitchen/dining room with fine views to the rear and a tiled floor. The kitchen has a full range of high and low units and a single draining stainless steel double sink with space for a calor gas fired cooker. There are extensive work surfaces and a useful breakfast bar. Off the landing is a lounge, a study/office with views to the front over the drive, a double bedroom with a double aspect sitting room benefiting from fine views, a cloakroom with WC and basin and a study with timber panelled walls.

Stairs lead to a second floor which is partly converted with a master bedroom, a family bathroom with panelled bath, WC, bidet and walk in shower with two converted bedrooms and a further 2 spaces in the kilns for conversion of these areas to additional bedroom or living accommodation.

GARDEN AND GROUNDS

There is a concreted drive to the front of the property with plenty of room for car parking with a side alley leading to a patio which blends into the adjoining lawn and paddock area which extends in all to some 1.20 acres. There are ancillary buildings including a timber garage/store (6m x 3m) and in the rear paddock a mono-pitched timber livestock shelter (10m x 3m).

GENERAL

Tenure: Freehold

Services: Part oil fired central heating, mains electricity, private unmetered water supply, shared Biodisc drainage unit adjacent attached Oast (services not tested).

Local authority: Maidstone Borough Council

Council tax: Band G

EPC: D







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