



**PILGRIMS HOUSE AND ANNEXE, STEDE HILL**

**HARRIETSHAM | MAIDSTONE | KENT | ME17 1NP**







Harrietsham Mainline Railway Station: 1.5 miles

M20 Junction 8: 4.8 miles

Maidstone Town Centre: 9.0 miles

## PILGRIMS HOUSE AND ANNEXE, STEDE HILL, HARRIETSHAM, KENT ME17 1NP

A unique opportunity to acquire a smallholding with land (12.43 acres/5.03 hectares) complete with a 2 bedroom Annexe and a range of Outbuildings with scope for a variety of use subject to necessary Planning Consents. Set in a desirable sought after location off Stede Hill on the outskirts of the village of Harrietsham, in the North Downs Area of Outstanding Natural Beauty.

**Guide Price: £1,100,000**

**SITUATION:** Pilgrims House and Annexe is located in a rural yet accessible location on a private lane originally within the Coledane estate which dates back to the 1800s, the property served as the bakery to the main home and is tucked away at the top of Stede Hill. The village of Harrietsham is located approximately 1.5 miles to the south and provides local amenities, including a village store, public house, primary school, village hall, church and a mainline railway station. More extensive facilities are available in the County town of Maidstone, which lies approximately 9.7 miles to the west. Maidstone offers an extensive range of shops including supermarkets, public houses and restaurants. Maidstone has mainline stations with access to London in just under an hour.

**DESCRIPTION:** First time to the market since 1988, Pilgrims House and Annexe are located to the north of Harrietsham just above the Pilgrims Way in the sought after location of Stede Hill. The smallholding includes a 4 bedroom family house, 2 bedroom annexe, together with an extensive range of outbuildings, pasture and enchanting woodlands extending to 12.43 acres (5.03 hectares).

**PILGRIMS HOUSE:** An attractive family home which currently comprises front door into hall with door into a large open plan sitting room with door through to dining room and into a kitchen/breakfast room with a downstairs bathroom. Upstairs master bedroom, three further bedrooms and a family bathroom.

Externally the house sits within a well maintained lawned garden and gate access to the pasture paddocks behind.

**PILGRIMS HOUSE ANNEXE:** A brick built single storey annexe with entrance porch into sitting room with access to hallway with door to a large family room and master bedroom with en suite. The hallway also leads to a

second bedroom, main bathroom and kitchen into utility with access to the rear garden.

Externally the annexe sits within gardens similar Pilgrims House and has access to pasture paddocks behind.

**OUTBUILDINGS AND LAND:** Pilgrims House and annexe benefit from a variety of outbuildings including a brick built apple store, a brick and timber clad stable, a 2 storey garage and brick and timber built piggeries. The land surrounds the properties and includes 3.02 acres of pasture and 8.24 acres of woodland.

**SERVICES:** LPG, Mains water and electricity. Private drainage serving both residential properties.

**METHOD OF SALE:** Pilgrims House and Annexe is offered for sale by Private Treaty as a whole.

**TENURE:** The land is sold with vacant possession on completion.

**LOCAL AUTHORITY:** Maidstone Borough Council, Maidstone House, King Street, Maidstone, ME15 6JQ.

**EPC RATINGS:** Pilgrims House F24. Pilgrims House Annexe G12.

**COUNCIL TAX:** It is understood that Pilgrims House is in Council Band F.

**DIRECTIONS:** From the M20 Junction 8, head south towards the Ashford Road before taking the first exit on to the A20. Continue along the A20 for approximately 3.4 miles before turning left on to Church Road, follow Church Road round to the right before taking the first exit on your left to Stede Hill. Continue along Stede Hill for approximately 0.5 miles before turning left before taking a right hand turn and Pilgrims House and Annexe will be

located approximately 100 metres down the lane on the right hand side.

**VIEWING:** By prior notification to the selling agent's Cranbrook Office, 01580 712888.

**WAYLEAVES, EASEMENTS AND RIGHTS OF WAY:** The property is subject to and with the benefit of all rights, including rights of way, whether public or private, light and support, drainage, water and electricity supplies, other rights and obligations, easements and quasi easements and restrictive covenants and all existing and proposed wayleaves from masts, pylons, stays, cables, drains water and gas and other pipes whether referred to in these particulars, or not.

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated therein, 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 and prospective purchasers must satisfy themselves as to the information contained therein.

**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Unfortunately, Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/ purchasers.

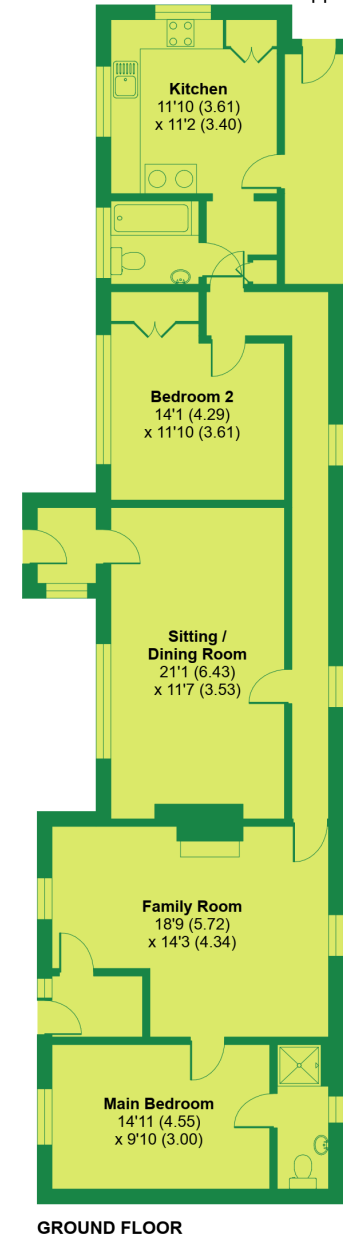
# Pilgrims House, Stede Hill, Harrietsham, Maidstone, ME17

Approximate Area = 1401 sq ft / 130.1 sq m  
 Outbuilding = 1460 sq ft / 135.6 sq m  
 Total = 2861 sq ft / 265.7 sq m  
 For identification only - Not to scale

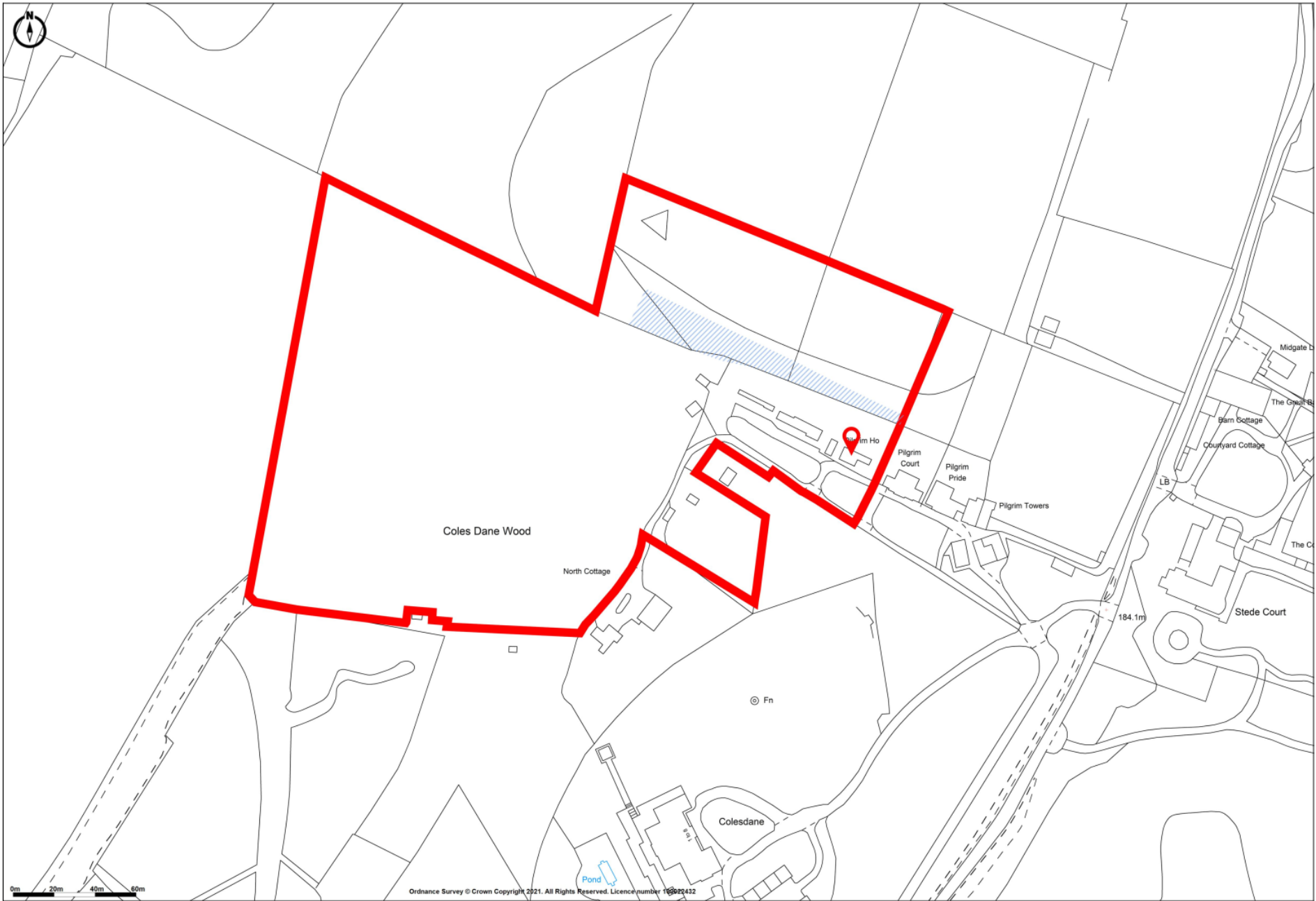


# Pilgrims House Annexe, Stede Hill, Harrietsham, Maidstone, ME17

Approximate Area = 1313 sq ft / 121.9 sq m  
 For identification only - Not to scale







Note: The area hatched blue is currently unregistered but has been in continuous use of the vendor.





**OFFICES LOCATED IN KENT & SUSSEX:**

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**CRANBROOK, KENT**

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Cranbrook, Kent TN17 3DN  
Tel. 01580 712 888

**WADHURST, EAST SUSSEX**

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Wadhurst, East Sussex TN5 6AA  
Tel. 01435 873 999



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