



**MERRYMAIDS FARM, COUCHMAN GREEN LANE  
STAPLEHURST, TONBRIDGE, KENT TN12 0RR**



**Lambert  
& Foster**







## MERRYMAIDS FARM, COUCHMAN GREEN LANE, STAPLEHURST, TONBRIDGE, KENT TN12 0RR

An opportunity to purchase a well proportioned detached family home (subject to agricultural occupancy tie) in a convenient rural location outside the AONB with views over its own agricultural land, together with an agricultural building (630 sq m) in land extending to approximately 27 acres. Cranbrook School Catchment Area.

**GUIDE PRICE £1,100,000**



### LOCATION

Merrymaids Farm is located off Couchman Green Lane, some 1.3 miles north west of the village of Staplehurst. Staplehurst has a range of amenities including a post office, medical centre, Sainsburys supermarket and a mainline station with connections to central London in about an hour. The nearby town of Maidstone has a full range of social, recreational, and educational facilities.

### DIRECTIONS

The nearest postcode for the property is TN12 0RR. From the A229 in the centre of Staplehurst, proceed north on Maidstone Road for approximately 1 mile before turning right at the grass triangle onto Couchman Green Lane. Proceed along Couchman Green Lane for 0.1 miles and Merrymaids Farm is located on the left hand side.



## MERRYMAIDS FARMHOUSE

Merrymaids Farmhouse is an attractive detached 3/4 bedroom family home built to a traditional design with well proportioned accommodation arranged over two floors.

The front door opens into the sitting room with open fireplace, a staircase leading to the first floor landing with cupboard underneath and doors to the study/bedroom 4 and kitchen/breakfast room which has a utility room off. The kitchen/breakfast room has a range of wall, base and drawer units with a stainless steel sink and drainer set into the worktop. There is an electric hob with oven under and extractor fan above. There are double doors opening to the back garden with views over the farmland.

The utility room has a stainless steel sink and drainer set into the worktop with space for appliances. There is a cupboard, a floor mounted oil fired boiler and a door to the outside.

From the first floor landing there are doors to; family bathroom and three good sized double bedrooms with bedroom two benefiting from an en-suite bathroom. Two of the bedrooms are fitted with storage cupboards.

Bedroom 1 could be divided by a partition to create two single bedrooms subject to individual needs.

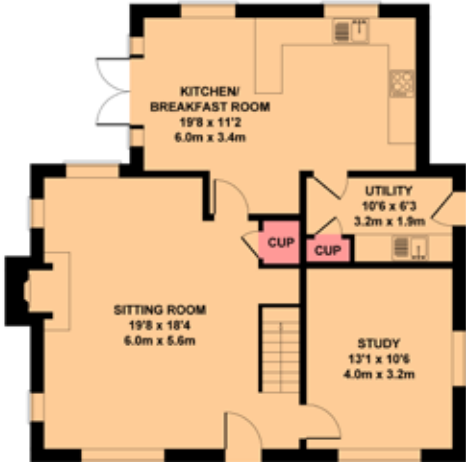
Outside: To the front of the property is a hardstanding area with parking for multiple vehicles and a path to the front door. The garden is laid to lawn with post and rail boundaries. There is a detached double garage to the side which has light and power connected. The garage has two up and over doors and a pedestrian door leading to a link between the house and gardens.

EPC rating: D(61).

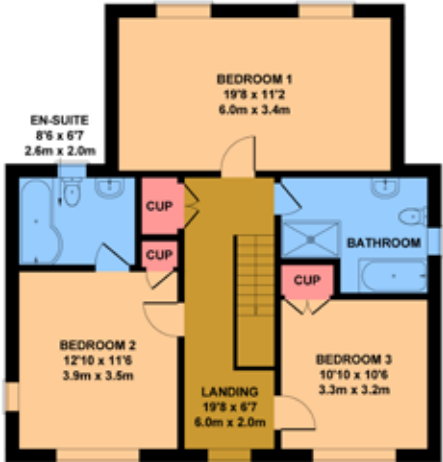




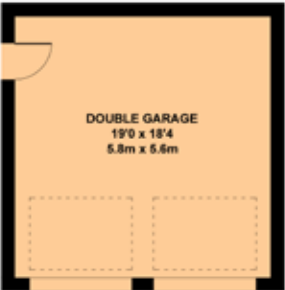
**FLOOR PLANS**



**GROUND FLOOR**  
 APPROX. FLOOR  
 AREA 809 SQ.FT.  
 (75.2 SQ.M.)



**FIRST FLOOR**  
 APPROX. FLOOR  
 AREA 804 SQ.FT.  
 (74.7 SQ.M.)



**OUTBUILDING**  
 APPROX. FLOOR  
 AREA 347 SQ.FT.  
 (32.2 SQ.M.)



Not to Scale. Produced by The Plan Portal 2022  
 For Illustrative Purposes Only.





## FARMLAND AND BUILDING

To the west of the house is a detached 7 bay steel portal framed agricultural barn with chalk floor, pre-cast concrete retaining walls and part Yorkshire board elevations under a pitched corrugated fibre cement roof. (42.7m x 15m). The barn is located outside the Area of Outstanding Natural Beauty and could offer the potential for consideration of a Class Q agricultural to residential change of use subject to planning permission.

The farmland lies to the north of the house and barn and extends to about 27 acres (10.93 ha) of newly established pasture leys and is classified at Grade 3 on the DEFRA Agricultural Land Classification Map. The farm is located on land identified in Flood Zone 3 by the Environment Agency.

## PLANNING

The farmhouse is subject to an agricultural occupancy restriction. Planning permission was granted by Maidstone Borough Council (Ref 05/1408) for "the erection of the cattle yard and a new agricultural dwelling" Condition 7 of this consent states "the occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture... or in forestry or a widow or widower of such a person and to any dependent residents" A copy of the planning consent is available on request. Buyers will be required to evidence they understand/comply with this restriction.



**VIEWING**

Strictly by prior arrangement with the joint sole selling agents Lambert & Foster (01892 832325 option 3) or BTF Partnership (01233 740077).

**SERVICES**

Merrymaids Farm has mains electricity and water. Drainage is to of a private septic tank and heating is oil fired.

**WHAT3WORDS**

Using the What3Words App, the access gateway is located at rejoin.cattle.parading.

**METHOD OF SALE**

The property is offered for sale by Private Treaty. The joints selling agents may set a deadline for best offers, if required.

**LOCAL AUTHORITY**

Maidstone Borough Council, Maidstone House, King Street, Maidstone. Telephone: 01622 602000. www.maidstone.gov.uk.

**TENURE**

The property is for sale freehold with vacant possession on completion.

**COUNCIL TAX & RATES**

Merrymaids Farmhouse is in Council Tax Band G.

**BASIC PAYMENT SCHEME**

Appropriate BPS entitlements will be included within the sale price. The vendor has claimed the 2022/2023 payments which will be retained with the buyer required to observe the scheme cross compliance requirements

**DATE OF PREPARATION**

Particulars prepared May 2022. Photographs taken May 2022.

**PARTICULARS, PLANS & 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 and Foster currently employs the services of Smartsearch to verify the identity and addresses of vendors/purchasers.





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