



DEER LEAP STUD FARM
KNOCKHOLT ROAD | HALSTEAD | SEVENOAKS | KENT | TN14 7ER
Guide Price £1,400,000



**Lambert
& Foster**

DEER LEAP STUD FARM, KNOCKHOLT ROAD, HALSTEAD, SEVENOAKS, KENT TN14 7ER

An opportunity to purchase a smallholding on the outskirts of Halstead, Sevenoaks comprising a detached 3-bed dwelling and detached 1-bed lodge both in need of improvement, extensive outbuildings including stables and grassland extending in all to some 6.98 acres (2.82 Hectares).

ORPINGTON 5 MILES | KNOCKHOLT RAILWAY STATION 2.2 MILES | SEVENOAKS 5.4 MILES



DESCRIPTION

Deer Leap Stud Farm comprises a smallholding on the outskirts of the popular village of Halstead in Kent, situated within the Metropolitan Green Belt. In addition to the detached dwelling and detached lodge, there are extensive facilities to include a covered swimming pool, stables, barn, and further outbuildings set within 6.98 acres of land.

The Property is approached from Knockholt Road and is accessed via a right of way over a private drive which serves other residential properties. The property is bordered by the new development, Rowan Court to the south, residential properties to the east with woodland and further agricultural land on its remaining boundaries.

DIRECTIONS

If travelling from the M25, take the exit at Junction 4 and head west. At the Hewitts roundabout take the 1st exit onto the Orpington Bypass and follow for approximately 1.1 miles. Take the 3rd exit at this roundabout onto Shoreham Lane (which later becomes Knockholt Road) and follow for 1 mile, where the entrance to Deer Leap Stud Farm will be located on the right hand side.

VIEWINGS

Strictly by appointment only with the selling agent's Paddock Wood office on 01892 832325, option 3. Contact Will Jex or Alan Mummery for further information.



RESIDENTIAL PROPERTIES

The main residential property known as Deer Leap Stud Farm is a detached 3 bedroom chalet style house built in the 1950's. The property has been unoccupied for some time, and has been subject to structural movement and water damage. It would benefit from modernisation and updating throughout. The property is of traditional construction with the main external walls being of cavity brickwork beneath a pitched tiled roof. The floor area is 2,135 sq ft (198.4 sq.m) and the accommodation is arranged as follows:

Ground Floor : Hall, Lounge/diner, Study, inner hall, Kitchen, Family Bathroom with w.c. and wash handbasin, Boiler Room.

First Floor : Landing, 3 bedrooms, Cloak Room.

The swimming pool (1,471 sq ft) is located immediately to the west of the main house and has a UPVC double glazed cover.

The Lodge is a detached single storey property understood to have been built in the 1970's. The property is currently tenanted but will be sold with vacant possession. The property has been affected by structural movement. The floor area extends to 630 sq ft (58.5 sq.m) and the accommodation is arranged as follows:

Kitchen / Living Room, Bedroom, Shower Room with w.c. and wash hand basin

FARM BUILDINGS

The farm buildings at Deer Leap Stud Farm are in two locations. Central to the site near the residential properties are a series of storage buildings, an open store, and a stable block comprising 5 loose boxes.

*Please note, there is an irregularity in the HM Land Registry Title boundaries, and the stable block and open store described are outside the title, but have been occupied for many years by the owners of Deer Leap Stud Farm.

Situated within the farmland is a further L-shaped stable block comprising 9 loose boxes with tack room, feed store and hay barn. There is also an Atcost hay barn located within one of the fields.

In all, the outbuildings extend to 4,950 sq ft (459.8 sq.m).

A data pack containing detailed floorplans is available on request from the agent.



THE FARMLAND

There is approximately 5.44 acres of grass land which extends in a north westerly direction from the main dwelling. It is rectangular in shape and sub-divided into grazing paddocks which are enclosed with post and rail fencing. The land slopes gently downhill to the west where it falls away to a small wooded copse.

SERVICES

Deer Leap Stud Farm: Mains gas, water, electric and drainage. Gas fired central heating.

The Lodge: Mains gas, water, electric and drainage. Gas fired central heating.

*AGENT'S NOTE

The Land Registry Title Deeds contain a Restrictive Covenant concerning an area of the title. Office Copy Entries are included within the data pack, which is available on request.

ACCESS

The property is accessed over a shared driveway with three adjacent houses to the southeast. There is also a right of way to access the land over Southdene, as detailed in the HM Land Registry title deeds.

WHAT3WORDS

The entrance from Knockholt Road is located at slams.hope.ever

TENURE

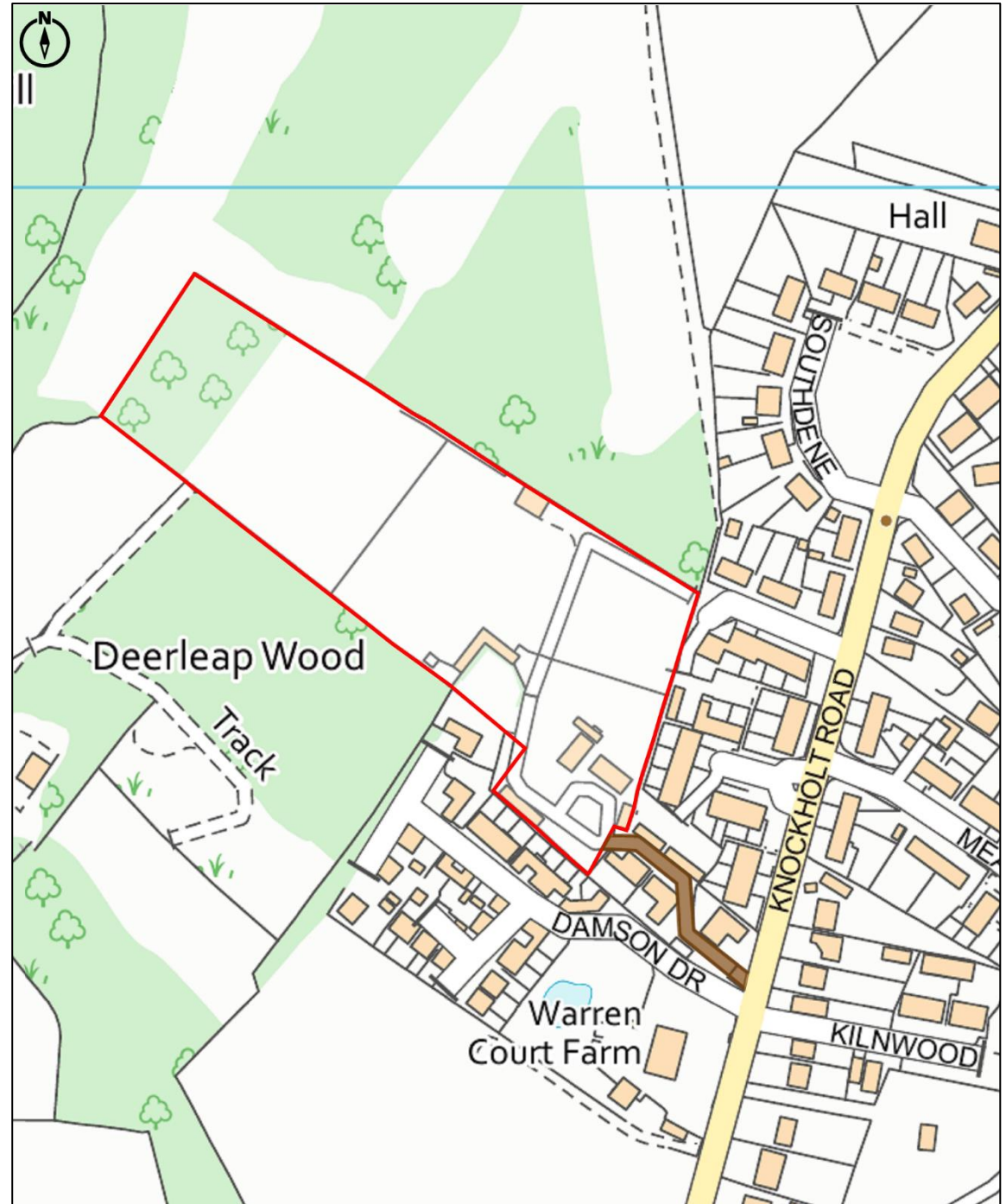
Freehold

LOCAL AUTHORITY

Sevenoaks District Council (01732 227 000) – Council Office, Argyle Road, Sevenoaks, TN13 1HG <https://www.sevenoaks.gov.uk/>

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.





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