



The Horseshoes & Isobel's Stables, Tonbridge Road, Bough Beech,
Kent TN8 7AT
Offers In Excess Of: £2,000,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Grade II Listed Detached Cottage
- * 1 Bedroom Annex with En-Suite Shower & Kitchenette
- * Listed Barn * Semi-Rural Location
- * Delightful Gardens totalling just over a Third of an Acre
- * Four Bedrooms with 2 En-Suites
- * Isobel's Stables 4 Bedroom Separate Oak Framed Conversion

DESCRIPTION

Charming Grade II listed detached 4 bedroom cottage including a 1 bedroom annexe, a further 4 bedroom oak framed barn and summerhouse, situated within delightful gardens and grounds of approximately three acres, in a semi-rural position. Accessed through double electric gates to an in and out gravel driveway, The Horseshoes is a quintessential and most attractive Grade II listed detached cottage believed to date back to the 16th century with later additions. The property includes an oak framed four bedroom annexe currently used for Airbnb rental, generating a supplementary income of circa £50,000. Additionally, there is a converted garage into self-contained one bedroom accommodation. All set within delightful gardens and grounds of about three acres offering wonderful views of the adjacent fields.

ACCOMMODATION

- The property retains many period features such as exposed wall and ceiling timbers, inglenook fireplace, wooden floors, and leaded light casement windows.
- Access through a covered entrance porch with glazed wooden door.
- Dual aspect sitting room with a brick inglenook fireplace with bressummer beam, leading via open stud work to the dining room with stairs to the first floor. The family room, adjacent to these areas, offers direct access to the terrace and garden, seamlessly extending the living space.
- Triple aspect kitchen with custom painted wooden units, granite work surfaces, and a breakfast bar. It is equipped with a Rangemaster cooker with a hob and extractor fan. Integrated fridge and space for dishwasher. A glazed door opens directly onto the terrace.
- The ground floor also includes a utility room and cloakroom.
- The principal bedroom features an ensuite bathroom with views to both the front and rear. Two further bedrooms share a family bathroom.
- Stairs lead to a further spacious bedroom with its own ensuite shower room.
- Charming converted garage comprising bedroom, shower room and kitchenette.



- The newly constructed single storey oak framed annexe with underfloor heating comprises four double bedrooms, two with a Jack & Jill shower room, whilst the other two bedrooms share the other bathroom. The bright and spacious open plan living area includes a well appointed hand painted kitchen with composite stone worktops and island unit/breakfast bar with integrated dishwasher and washing machine, Neff appliances and induction hob. There is ample space for a dining table. Bifold doors lead to the rear, opening onto a terrace that overlooks the fields.
- Delightful gardens with listed period barn and picturesque views of the surrounding fields. A paved terrace provides an ideal setting for outdoor entertaining, a secluded seating area, and a fenced natural pond. The grounds span to approximately three acres and offer walks across unspoiled farmland to Bough Beech reservoir and beyond.
- There is a summerhouse which is currently being used as an office.
- Services: Mains Water and Electricity. Private Drainage. Oil fired Central Heating
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.
- Sevenoaks District Council - Tax Band G
- EPC: Exempt



Viewing Strictly By Appointment

01732 834835

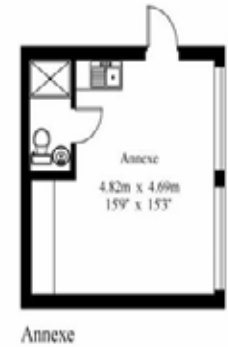
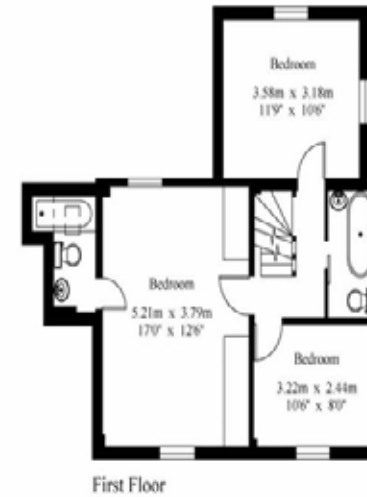
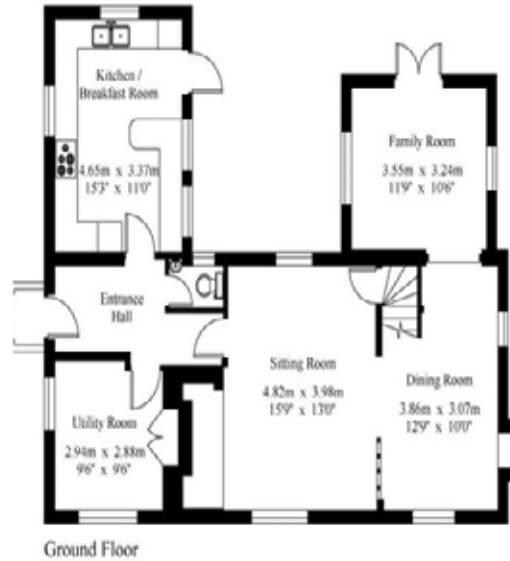
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Isobel's Stables
Gross Internal Area : 118.5 sq.m (1307 sq.ft.)



The Horseshoes

House - Gross Internal Area : 164.3 sq.m (1768 sq.ft.)
Barn - Gross Internal Area : 21.3 sq.m (229 sq.ft.)
Annexe - Gross Internal Area : 22.9 sq.m (246 sq.ft.)



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