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Country Houses



Lanary Oast Bilington

DISTINCTIVE COUNTRY PROPERTY

Lanary Oast

Bilsington, Ashford, Kent TN25 7JJ

An un-Listed Kentish oast house surrounded by countryside at the end of a long driveway yet just a few miles from Ashford International Station (HS1) London St Pancras 37 minutes.

Guide Price £645,000



Accommodation

Entrance Hall (oak flooring) • Cloakroom • Sitting Room (honey coloured beams) • Kitchen • Roundel Dining Room (high beamed ceiling) • First Floor Landing • Master Bedroom En suite (exposed timbers) • Guest Bedroom (exposed cross timbers) • Roundel Bedroom (high beamed ceiling) • Family Bathroom • Oil fired central heating • Double glazed windows

Gardens

Long driveway • Off-road parking • Concrete base for shed • Pond • Patio • Lawns

Communications

Ashford International Station (Eurostar, HSI) – 4 miles • M20 Motorway (Jct 10) – 3 miles • Tenterden – 10 miles • Channel Tunnel – 9 miles





Situation

Lanary Oast is situated at Stone Cross between the pretty village of Bilsington and Aldington on the outskirts of Ashford. The oast is surrounded by fields being well away from busy roads yet not isolated. The thriving market town of Ashford is exceptionally well connected having two junctions to the M20 motorway and access to the International Station with Eurostar services to the Continent and High Speed trains to London St Pancras taking just 37 minutes. The town is host to a number of major retail outlets and an exciting re-development of the town centre. There are some excellent village primary schools and a choice of secondary schools both in the state and independent sectors including grammar schools for boys and girls.

Lanary Oast

A detached un-Listed Kentish oast house which is understood to have been re-constructed some years ago and used as a four star holiday cottage. Planning permission has recently been granted for Conditions 7 & 11 of the original planning permission to be removed which restricted the use of the property to holiday letting only.

The oast house has accommodation arranged over two floors with the master bedroom having an en suite bath/shower room and the guest bedroom housed within the roundel. The sitting room on the ground floor has an oak floor and a wood burning stove whilst there are exposed honey coloured beams and timbers within a number of rooms.

Gardens

The property is approached from a long driveway arriving at the oast with provision for a parking and turning space. Adjacent is a concrete base for a shed and nearby is a delightful pond. There is a good size garden laid to grass with a paved patio.

Services

Mains water and electricity. Oil fired central heating. Private drainage to a 'Klargester'.





Directions

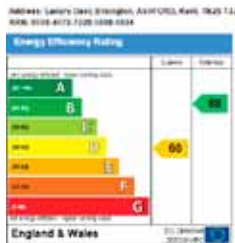
From the M20 motorway, leave at Junction 10 and follow signs to A2070 Brenzett. On the dual carriageway (currently subject to road works) take the first left hand turning towards Sevington where the church can be glimpsed. Follow the road around the bends and across the bridge and continue on for just over a mile taking the second left hand turning. At the crossroads continue straight over following signs towards Bilsington. At the Stone Cross staggered crossroads continue straight on but look for the driveway to Lanary Oast on the left hand side.

Viewing

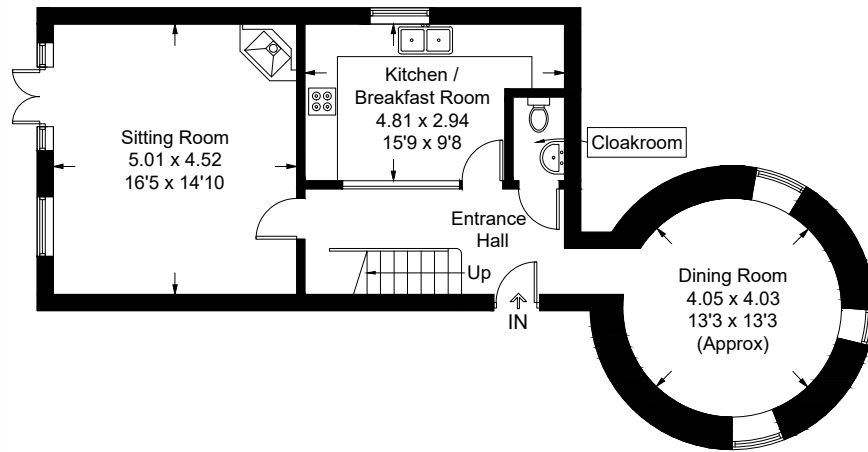
Strictly by appointment only. If you would like to view this property please telephone our offices
(Ref C1415)

Energy Efficiency Rating

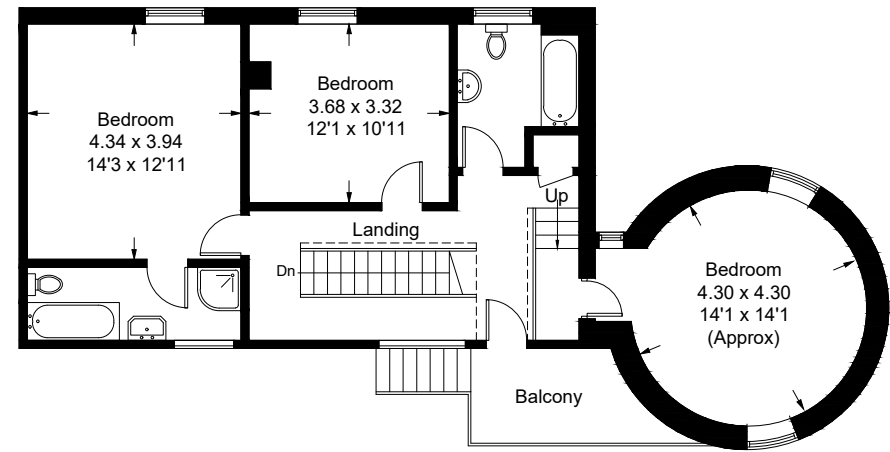
This graph shows the current energy efficiency of this property. The full version of the certificate is available upon request.



Lanary Oast, Bilsington



Ground Floor - 61.4 sq m / 661 sq ft



First Floor - 75.1 sq m / 808 sq ft

Approximate Gross Internal Area = 136.5 sq m / 1469 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID465969)



Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

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Country Houses



Ashford Office

Romney House
Orbital Park
Ashford TN24 0HB
01233 506260

Tenterden Office

9 The Fairings
Oaks Road
Tenterden TN30 6QX
01580 766766

Are you planning to sell your house?

Not everyone needs to sell their house in order to buy, but the reality is that the majority of us do!

Maybe you are in the early stages of looking for suitable properties, and need an accurate valuation of your home, and maybe some advice to help you with your plans – I would be pleased to help. Perhaps your house is already on the market, and you'd like a second opinion, I can help with that too.

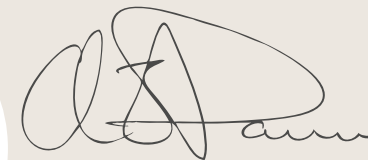
To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. I have 25 years of experience – the majority of which have been spent working specifically within the Country Houses market.

The first few weeks of marketing your house are vitally important. Having an Agent that can put your house in front of the right buyers from the outset makes all the difference.

At Hobbs Parker, we have specialist agents within Country Houses, Ashford Homes, The Villages, Tenterden Homes and Equestrian Properties with dedicated valuers specialising in these properties.

With over 160 years of experience in Ashford and its surrounding villages, Hobbs Parker offers you all of this expertise and experience under one roof.

Whatever stage you are at, feel free to give me a call. I would be happy to help.



Alex J Davies FNAEA MARLA
Managing Director & Head of
Hobbs Parker Country Houses