



**Lambert  
& Foster**



## **NORTH LODGE**

WIERTON PLACE | BOUGHTON MONCHelsea | KENT | ME17 4JL

*A detached, unlisted, former lodge house with a very useful detached brick outbuilding and further timber outbuilding, all offering considerable scope for updating/improvement and extension/alteration subject to PP, set within established gardens, total plot size extending to 0.39 of an acre, occupying a semi-rural location backing onto orchards.*

Guide Price £580,000

FREEHOLD



## NORTH LODGE

WIERTON PLACE | BOUGHTON MONCHelsea | MAIDSTONE | KENT | ME17 4JL

North Lodge is an interesting, detached, former lodge house with origins understood to date back to circa late 1800s. We understand the property was the former laundry and provided accommodation for the laundry staff serving Wierton Place. The character accommodation is arranged over two floors and now offers considerable scope for renovation/alteration/extension, subject to obtaining all relevant consents. Features include the sitting room with a brick fireplace housing a wood burning stove and enjoying a double aspect with views across the garden. A separate dining room has a fireplace which is sealed. The kitchen/breakfast room has a butler sink, base level fitted units, a wood burning stove and walk-in larder. Accessed directly off this room is a study/third bedroom.

An open tread staircase provides access to the first floor comprising two bedrooms; bedroom one a double room with exposed floorboards enjoying a pleasant aspect out to the rear across the garden and orchard beyond and bedroom two, a single room with cast-iron fireplace and aspect to front, enjoying views out across fields.

Outside, North Lodge is approached via an open access onto a field drive, turning off left to parking for several cars. The established gardens extend out to the rear and side, comprising areas of lawn with established shrubs and trees. A useful detached brick outbuilding is fitted with power, light and space and plumbing for a washing machine. It is considered this building could offer potential for conversion into residential accommodation and link up to the lodge, subject to obtaining all relevant planning consents. Additional outbuildings include a timber pole barn 7.4m x 5.35m, part enclosed with a box profile metal roof and a concrete floor and a storage shed 7.4m x 3m with a concrete floor. Within the garden is a kitchen garden area and chicken run. The whole backs onto and overlooks a working orchard.



- Total floor area approximately 1181 sq ft (103.9 sq m)
- Sitting room with wood burning stove
- Dining room
- Kitchen/breakfast room
- Study/Bedroom 3
- Bathroom and separate wc
- First floor landing
- Two bedrooms
- Outbuildings including brick workshop/store
- Parking
- Total plot size approximately 0.39 of an acre
- Semi-rural location backing onto orchards
- County Town of Maidstone approximately 5 miles distance

Agents note: we are informed by the seller a detached, prefabricated, single dwelling was situated within the garden with a gated access from the lane and may offer potential for further residential development subject to obtaining all relevant consents.

## DIRECTIONS

From the A229 heading in a northerly direction towards Maidstone at the Linton crossroads take the right hand turning into Heath Road (B2163). Continue on and immediately before The Cock Inn public house on the left, turn right into Park Lane. Follow this single track lane, on round a left-hand bend, the lane then becomes Back Lane. Continue on where upon North Lodge will be found, the first property on the right-hand side, partially concealed by a hedge.(If you reach the left-hand turning into Wierton Road you have travelled too far).

## GENERAL

**Tenure:** Freehold

**Services:** Mains electricity and water. Private drainage.

**Local authority:** Maidstone Borough Council

**Council tax:** Band F

**EPC:** F

## VIEWING

By appointment only.

**Cranbrook Office:** 01580 712888.

## FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

### Boughton Monchelsea, Maidstone, ME17

Approximate Area = 1118 sq ft / 103.9 sq m

Outbuilding = 794 sq ft / 73.7 sq m

Total = 1912 sq ft / 177.6 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2021.  
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## OFFICES LOCATED IN KENT & SUSSEX:

### PADDOCK WOOD, KENT

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Tel. 01892 832 325

### CRANBROOK, KENT

Weald Office, 39 High Street,  
Cranbrook, Kent TN17 3DN  
Tel. 01580 712 888

### WADHURST, EAST SUSSEX

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Wadhurst, East Sussex TN5 6AA  
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