



TELPITS FARM, GRAFTY GREEN,
LENHAM, MAIDSTONE, KENT ME17 2AP



**Lambert
& Foster**



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A rare opportunity to purchase an undeveloped farmstead comprising a farmhouse and extensive outbuildings, set within approximately 16.85 acres (6.81 hectares) of pasture, in a favourable position on the outskirts of the charming Wealden village of Grafty Green. The farm is offered for sale following nearly 60 years of continuous family ownership.

GUIDE PRICE £950,000



SITUATION

Telpits Farm is located on the Headcorn Road, south of Grafty Green, a highly regarded Kent village offering a strong sense of community, with a popular local pub, village hall and regular events. For wider amenities, the nearby villages of Headcorn and Lenham provide a range of shops, cafés, schools and services. Headcorn mainline station offers direct services into London, making this an ideal choice for commuters seeking rural living without compromise.

The County Town of Maidstone is 11 miles to the north west where there is access to the M20 motorway with its onward connections to the national motorway network and the coast.

ACCESS

The property is accessed directly off the public highway over a driveway down to the yard. Part of the driveway, shown hatched brown on the sale plan, is subject to a right of way in favour of the adjacent property, Sundial Cottage, to enable access to land attaching to their property.

DIRECTIONS

The postcode of the property is ME17 2AP. Using the What3words App, the access to the farm can be found at [///smirks.hammocks.sunbeam](https://www.what3words.com/smirks.hammocks.sunbeam).





TELPITS FARMHOUSE

The farmhouse is set in the farmyard and comprises a traditional brick and tile house with some part stone elevations. The house is ripe for complete renovation/redevelopment and, subject to necessary planning permission, offers considerable scope to extension.

The accommodation comprises: Front door to the inner hall with a staircase to the first floor. Off the hall into the sitting room, with a brick fireplace, stone floor scullery, dining room and a kitchen which leads to a timber construction store and sunroom. The stairs to the first floor lead to three bedrooms and a family bathroom.

Outside, the house has a timber lean-to on three sides and what would have been the farm's vegetable garden with a polytunnel and unmanaged traditional orchards.

TELPITS FARMYARD

Located adjacent to the farmhouse, set back to the east of the Headcorn Road, set around the yard are a number of farm buildings described below:

- 1. Granary (12.7m x 5.8m)** - A two storey three bay shed of steel frame construction, the ground floor used for general storage with the upper floors used for a workshop and storage. The ground floor area is (12.7m x 5.8m) with stairs to the first floor (12.6m x 5.8m). The upper elevations are of brick construction with a timber floor. The building is extended to the rear with a lean-to of mixed steel frame and timber construction (13m x 7.2m) with a chalk floor clad with box profile steel and corrugated iron sheeting. Adjacent is a galvanised circular grain bin.
- 2. Dutch Barn (18.4m x 6m)** - A four bay steel framed traditional dutch barn with a part chalk, part concrete floor with open sides. The building is extended on its southern end with a two bay timber pole barn (8.8m x 6m) and to the side with a lean-to pole barn (23m x 4.72m).
- 3. Linked to the Dutch Barn** - A five bay steel portal frame shed with a mixed chalk and stone floor (23m x 13m) and a lean-to timber extension on its southern side (13m x 4.5m).
- 4. Storage Shed** - Formerly a milking parlour (9.8m x 6.6m) of steel frame construction clad with corrugated fibre cement sheeting.
- 5. Farm Workshop (9.8m x 6.6m)** - Similar construction to Shed 4.
- 6. Pole Barn (10.6m x 7m)** - Of mono-pitched construction with part concrete, part chalk floor.

The farm is located outside of the Kent Downs National Landscape Area and so may present planning opportunities for the buildings under the Class Q development pathway. Buyers should rely on their own enquiries regarding any potential





THE FARMLAND

The farmland surrounds the farmhouse and farmyard and extends to 16.85 acres (6.81 hectares) of undulating pasture including a small orchard at the front of the house. The land rises steeply away with fantastic views over the farm and adjacent countryside.



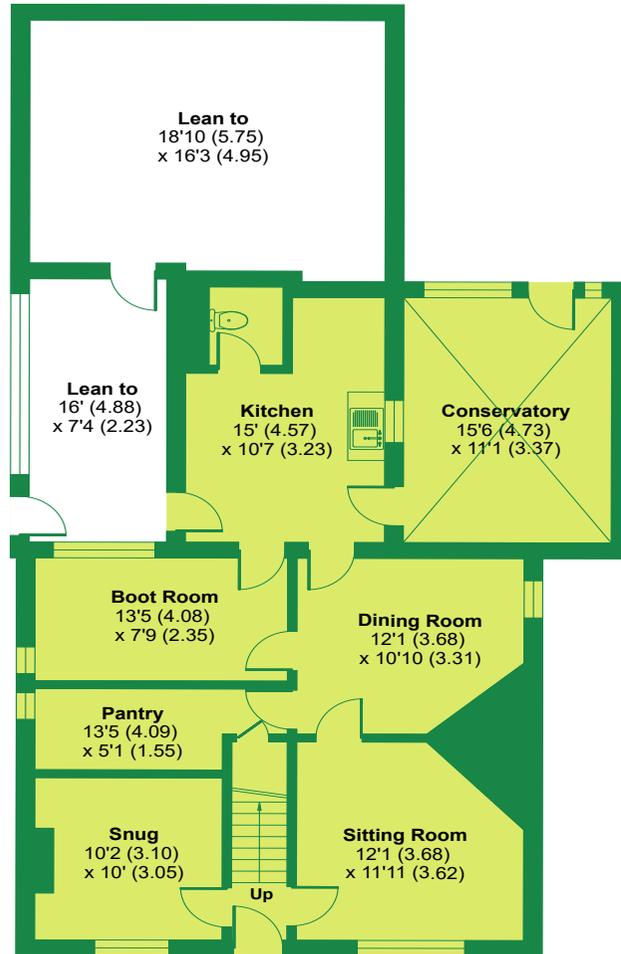
PHOTO TAKEN IN SUMMER 2025



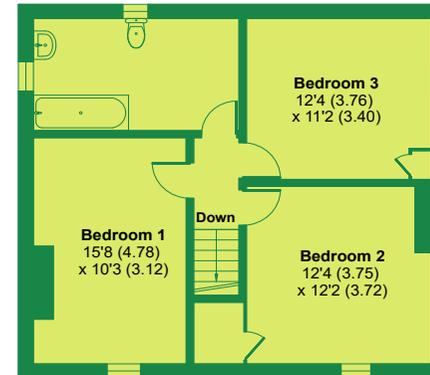
FLOOR PLAN - HOUSE

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Approximate Area = 1613 sq ft / 149.8 sq m (excludes lean to areas)



GROUND FLOOR



FIRST FLOOR



Telpits Farm, Headcorn Road, Grafty Green, Maidstone, ME17 2AP

Approximate Area = 1613 sq ft / 149.8 sq m (excludes lean to areas)

Outbuildings = 10078 sq ft / 936.2 sq m

Total = 11691 sq ft / 1085.9 sq m

For identification only - Not to scale



COUNCIL TAX: Telpits Farmhouse Council Tax Band E

EPC RATING: Telpits Farmhouse 20G with potential of 75C.

SERVICES AND UTILITIES: The farmhouse is connected to mains water and electricity with private drainage. Water and electricity are also connected to the farm buildings. Applicants should rely on their own investigations as to the availability of further service connections.

METHOD OF SALE: Telpits Farm is offered for sale as a whole by private treaty. The selling agents may set a date for best and final offers and interested parties are advised to register interest to be kept updated on the sales process.

TENURE: The property is sold Freehold with vacant possession on completion. There is no forward chain.

FLOOD ZONE: The property is located within Flood Zone 1, an area with a low risk of flooding (visit flood-map-for-planning.service.gov.uk or ask for further information).

PUBLIC RIGHTS OF WAY: Public Footpath KH484 runs along part of the southern boundary of the land, the route of which is shown hatched with a blue line on the sale plan.

FENCING: The purchasers will be required to erect and thereafter maintain a sound, stockproof fence of treated timber posts at no more than 2m intervals with stock netting and barbed wire along the newly created boundary shown on the sale plan between the points A and B. The fence to be erected within 1 month of completion.

MINERAL, SPORTING AND TIMBER RIGHTS: Included in the freehold sale.

SOIL TYPE: According to Soilscape the soils at Grafty Green are described as "slowly permeable and seasonably wet, slightly acidic but base rich loamy and clayey soils" Grade 3 on Defra land classification.

LOCAL AUTHORITY: Maidstone Borough Council , Maidstone House, King Street, Maidstone, Kent, ME15 6JQ .

VIEWING: Strictly by appointment only. Please contact the selling agents Paddock Wood office, with enquiries directed to Alan Mummery or Antonia Mattinson on 01892 832 325, option 3.

alan.mummery@lambertandfoster.co.uk
antonia.mattinson@lambertandfoster.co.uk

WHAT3WORDS: Using the what3words app the entrance to Telpits Farm can be located at [///smirks.hammocks.sunbeam](https://www.what3words.com/#!/smirks.hammocks.sunbeam).

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.

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. 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 & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other

details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.





PHOTO TAKEN IN SUMMER 2025

OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325
77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

Tel. 01435 873 999
Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

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



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