



YEW TREE HOUSE
9 STATION ROAD, HEADCORN, KENT, TN27 9SB



**Lambert
& Foster**

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A commercial/residential (subject to planning) opportunity - comprising an individual, detached modern house formerly run as a 10 bedroom nursing home with separate communal sitting room and dining room, fitted kitchen, lift and stairs to first floor, complemented by a front forecourt and rear lawned garden, including a useful garden office, timber summer house and sheds, all occupying a central village location, a level walk to the High Street and the mainline station.

No onward chain.

GUIDE PRICE £700,000 FREEHOLD



SITUATION

Yew Tree House, 9 Station Road is centrally located within this Wealden village, providing everyday amenities including independent shops, primary school, petrol filling station, take aways, Sainsbury's Local and Costa coffee shop. A mainline railway station provides fast and frequent services to London, Charing Cross (* travelling

time 65 mins). The County Town of Maidstone provides a comprehensive range of amenities. The M20 motorway is located conveniently at Junction 8 Leeds Castle. Excellent educational facilities in both the state and private sectors are available within the area.





DESCRIPTION

Yew Tree House, 9 Station Road is an individual, detached modern house, presenting brick elevations set with UPVC double glazed windows, beneath a pitched interlocking tiled roof. The house was converted and extended into a nursing home in circa 1990. The business latterly closed in summer 2025. The 10 bedroom accommodation is arranged over two floors with up to date fixtures and fittings. The accommodation includes a reception and inner hall, and a useful laundry room. A double aspect sitting room is positioned to the front of the property. On the ground floor are six bedrooms some with wash hand basins, two separate wc's and a bathroom, fitted with a white suite including a bath. A lift and stairs lead to the first floor landing and to bedrooms 7 to 10 including a main bedroom with an en suite shower room. A separate shower room has a white suite with walk-in shower. A communal dining room enjoys an aspect of front. The kitchen is fitted and includes stainless steel twin bowl sink unit a separate sink unit, space and plumbing for a dishwasher, freestanding oven, fitted work surfaces with tiled splash backs, space for fridge and freezer, all with an aspect to rear.



GARDEN AND OUTBUILDINGS

An initially shared drive, leads up to a concrete forecourt with wooden double gates providing a second, emergency access out onto Woodcocks cul de sac. A wooden side gate provides access to a rear lawned garden, well fenced and enclosed, including gravell and block paved seating areas, young fruit trees, concrete pathways, a useful purpose-built garden office fitted with power and light, timber storage sheds, pollytunnel and summer house.

FLOOR PLAN

9 Station Road, Headcorn, Ashford, TN27 9SB

Approximate Area = 3003 sq ft / 278.9 sq m

Outbuilding = 107 sq ft / 9.9 sq m

Total = 3110 sq ft / 288.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.

VIEWINGS: Strictly by appointment with the Agent's Cranbrook office 01580 712888.

SERVICES: Mains electricity, water and drainage. Oil fired central heating (we are informed mains gas is located in the main road)

MOBILE: Visit - ofcom.org.uk/mobile-coverage-checker

INTERNET: Visit - checker.ofcom.org.uk/en-gb/broadband-coverage

METHOD OF SALE: Yew Tree House is offered for sale by Private Treaty.

LOCAL AUTHORITY: maidstone.gov.uk

COUNCIL TAX: Band G

EPC: C Rating

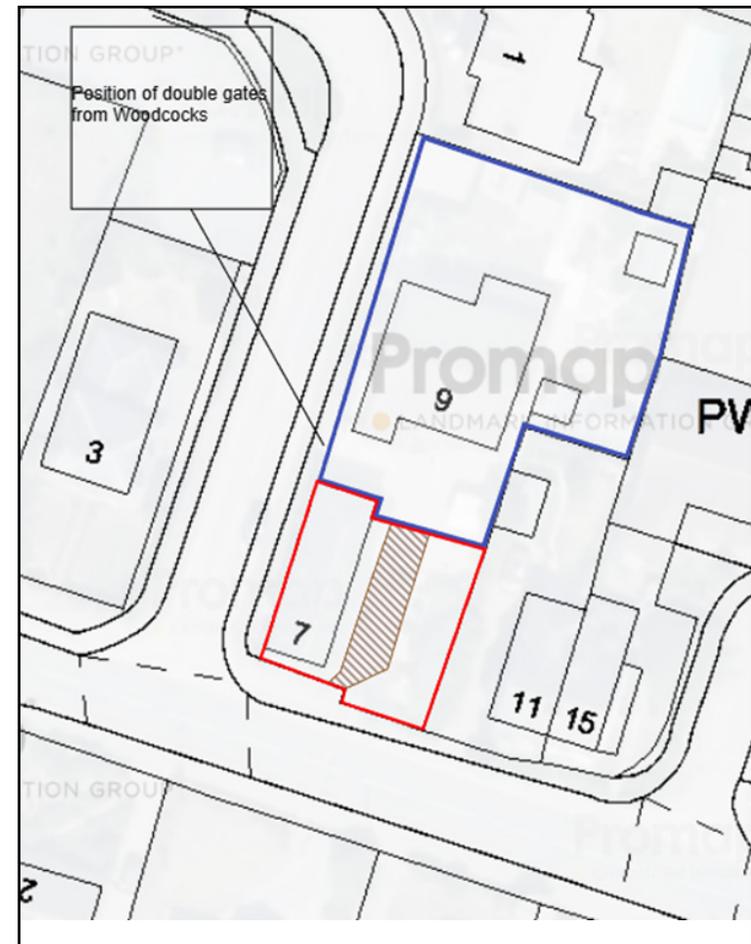
WHAT3WORDS: Using the What3Words App the house can be found - [puzzle.perkily.hence](https://www.what3words.com/puzzle.perkily.hence)

PLANNING: Planning Permission was granted and now lapsed ref: MA/12/0139 on the 13th February 2012 for a two storey side extension to provide eight additional bedrooms and conservatory.

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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