



'Our Focus Determines Your Reality'



Love Lane
Headcorn
Kent
TN27 9HJ



Entrance Hall * Drawing Room * Sitting Room * Dining Room * Study
Kitchen/Breakfast Room * Utility Room * Cloakroom

Principal Bedroom with Ensuite and Balcony
Four Further Double Bedrooms, Two Ensuite
Family Bath/Shower Room

Grounds Approximately 10 Acres * Mature Garden * Mixed Lake
Two Specimen Lakes * Rod Shed * Angler's Cabin
Three Holiday Let Apartments * Garage/Workshop/Recreation Room



IMPRESSIVE FAMILY HOME AND BUSINESS

Built in 1989, this impressive property is not only a comfortable family home but the opportunity for a change of life style, set on the outskirts of Headcorn, with excellent road and rail links to Europe and closer to home.

The well-proportioned accommodation consists of an entrance hall, triple aspect drawing room with fireplace, sitting room, dining room, study, kitchen/breakfast room, utility room and cloakroom on the ground floor. On the first floor there is a principal bedroom with ensuite shower room and balcony, four further double bedrooms, two of which are ensuite and a family bath and shower room.

The house sits in delightful mature gardens with a garage, workshop and recreation room together with a double width drive and ample off road parking.

The property sits in approximately 10 acres including the garden. Two specimen lakes and a mixed lake, set in stunning surroundings, together with a rod shed and angler's cabin provide a successful fishery business. Whilst an income is also derived from three holiday let apartments, one offers a kitchen/sitting room, two bedrooms and a w.c. and shower, another offers a kitchen/sitting room, a bedroom and a shower room whilst the third offers a kitchen/sitting/bedroom and shower room.



HEADCORN

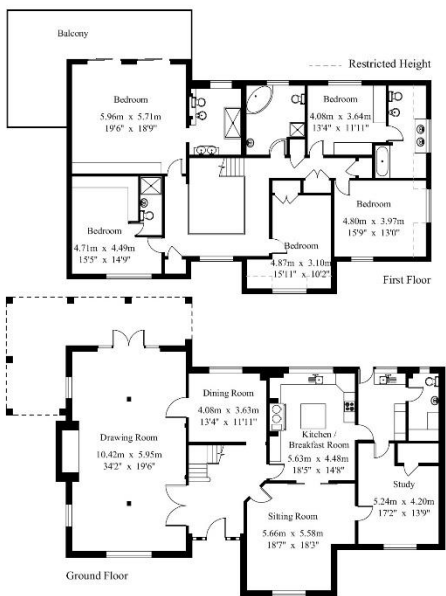
The property is located on the outskirts of the village of Headcorn with its variety of shops including a small supermarket, post office, butcher, baker, florist, restaurants, petrol station and other everyday amenities such as sporting and recreational facilities.

SCHOOLS AND CONNECTIONS

There are excellent primary and secondary schools including Grammar Schools in Tonbridge, Maidstone and Ashford.

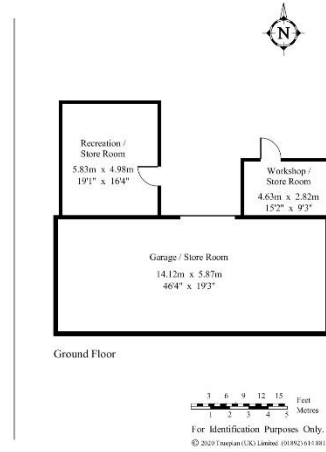
There is a mainline station at Headcorn provides services to London Charing Cross and nearby Ashford for the high speed link to London (35 mins) and Europe. The M20 is approx. 11 miles away.





Manor Fisheries

House - Gross Internal Area : 376.0 sq.m (4047 sq.ft.)
 Barn - Gross Internal Area : 125.7 sq.m (1353 sq.ft.)
 Annexe - Gross Internal Area : 98.9 sq.m (1064 sq.ft.)
 Rod Cabin - Gross Internal Area : 46.0 sq.m (495 sq.ft.)
 Angler's Cabin - Gross Internal Area : 26.9 sq.m (289 sq.ft.)



Energy Performance Certificate HM Government

Manor Fisheries, Manor Farm, Love Lane, Headcorn, ASHFORD, TN27 9HJ

Dwelling type: Detached house Reference number: 0745 2846.0334.0000.5115
 Date of assessment: 11 July 2018 Type of assessment: HWSA1: existing dwelling
 Date of certificate: 15 July 2018 Total floor area: 354 m²

Use this document to:

- Compare current energy performance to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 5,310

Over 3 years you could save £ 763

Estimated energy costs of this home			Potential future savings
Lighting	Current costs	Potential costs	You could save £ 763 over 3 years
	£ 711 over 3 years	£ 455 over 3 years	
Heating	£ 4 145 over 3 years	£ 3 815 over 3 years	
Hot Water	£ 453 over 3 years	£ 255 over 3 years	
Totals	£ 5,310	£ 4,547	

These figures allow you to see how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This includes energy use for rating appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Your energy efficient - save money costs: (D) (44-47) A

Current: (D) (44-47) Potential: (C) (39-42)

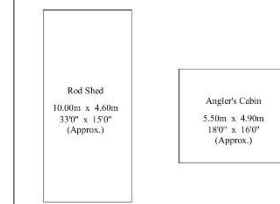
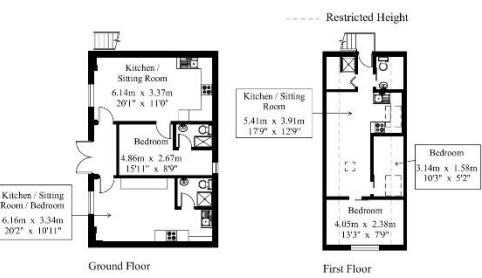
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 55). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1 200	£ 266
2 Low energy lighting for all fixed outlets	£ 170	£ 222
3 Solar water heating	£4 000 - £6 000	£ 198

See page 3 for a full list of recommendations for this property.

For more advice on other measures you can take to reduce your energy bills, visit www.gov.uk or call freephone 0800 444222. The Green Deal may enable you to raise your home warmer and cheaper to run.



SERVICES

Mains electricity and water. Oil fired central heating. Septic tank replaced in 2018 located approx. 30m to the rear of the house.

Covenant preventing the house and the lakes from being separated, Section 106. BT have an easement to maintain a telegraph pole near to the barn. The neighbouring Manor Oast drive is owned by Manor Fisheries and there is a Manor Fisheries Licence Agreement allowing Manor Oast access.

Maidstone Borough Council - Council Tax Band G

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

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