

PELICAN BAKE HOUSE

RED HILL | WATERINGBURY | MAIDSTONE | ME18 5NW

This beautifully presented property full of rare English history, circa 16th-century is a Grade II listed, two-bedroom semi-detached cottage offered to the market with No Onward Chain. The property forms part of an original hall house and is set within a conservation area. Rich in authentic period character, the property benefits from original features of restored oak panelling, a magnificent inglenook fireplace with Bressumer beam, exposed timber framing and an original king post roof structure. Thoughtfully updated for modern living, it offers newly decorated interiors, new carpets and a Victorian kitchen extension. Outside, the property is complimented with a front garden, rear courtyard, extensive driveway and garage. Set within Wateringbury, the village offers local shops, primary school, pubs, cafés, bus routes and a railway station to wider areas of Kent.

Guide Price £475,000 - £500,000

FREEHOLD









PELICAN BAKEHOUSE
6A REDHILL, WATERINGBURY, MAIDSTONE, KENT, ME18 5NW

- No Onward Chain
- Grade II Listed Cottage Cira 16th Century full of English history and character features
- Two-bedroom, Semi-detached Cottage
- Low maintenance front garden and rear courtyard, with a driveway and garage en bloc
- Set with picturesque village of Wateringbury
- Local amenities closer by with bus routes and railway station to provide access to the wider areas of Kent

VIEWING: By appointment only.
Paddock Wood Office: 01892 832325.

WHAT3WORDS: ///innovate.shatters.bought

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Private Drainage **Heating:** Mains Gas

BROADBAND: Standard, Superfast and Ultrafast available

MOBILE COVERAGE: Good Outdoor and In-Home
(Visit https://checker.ofcom.org.uk/en-gb/broadband-coverage or enquire with the office for more information).

LOCAL AUTHORITY: Tonbridge and Malling Borough Council

COUNCIL TAX: Band E **EPC:** N/A

COVENANTS: Speak to Agent

FLOOD & EROSION RISK: **Property flood history:** None
Rivers and the sea: Very Low **Surface Water:** Very Low
Reservoirs: Unlikely **Groundwater:** Unlikely
(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Grade II brick built under tiled roof







PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, 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. Prospective purchasers must satisfy themselves as to the information enclosed.

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. 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 Digital Market, Competiton and Consumers (DMCC) Act 2024, 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.

MONEY LAUNDERING REGULATION: 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. AML search fees will apply.

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

6A Red Hill, Wateringbury, Maidstone, ME18 5NW

Approximate Area = 1245 sq ft / 115.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Lambert and Foster Ltd. REF: 1513653