



Freehold



## Lances Farm House, Jacobs Lane, Hoo, Rochester, ME3 9NN

- Charming Grade II Listed 18th Century Residence
- Six Bedrooms & Four Bathrooms
- Open Fireplaces & Exposed Beams
- Self-Contained Cottage Annexe
- Granite Topped Kitchen With Integrated Appliances
- Recently Added South Facing Conservatory
- Approx. Half An Acre Of Enchanting Grounds
- Rural Setting Near Hoo Village

### SITUATION:

The village of Hoo is a very desirable location to live with a strong community focused around the village church, sports centre, primary schools and The Hundred of Hoo Academy. There is an abundance of green space to explore, including countryside and river walks, the village shopping centre is within walking distance which adds to the many benefits of living in a village but still being close to bigger towns like Strood and Rochester where mainline trains can be found.

The A2/M2 can be joined for Ebbsfleet/City of London and coastal regions via the Wainscott Bypass Road at the bottom of Four Elms Hill. The high speed from Ebbsfleet will get you into London in less than 19 minutes. Rochester is less than five miles away and is a historic town known for Charles Dickens, it has a Cathedral that was founded in AD604 and holds many festivities including the annual Christmas markets. The high street is

steeped in history and has an array of quaint little cafes, independent retailers, and antique shops. Rochester train station is a modern design incorporating the latest high specification finishes and provides excellent high speed links into London in less than 40 minutes.

Chatham dockyard is a little further away and draws visitors from all over the world, it has now extended to offer an array of bars, restaurants, and outlet shopping alongside the elegant marina. Gillingham is another neighbouring town and has an ice rink, ski centre and the lovely Capstone Park home to nature and pondlife. The popular Hempstead Valley shopping centre offers an array of high street shops including a Marks and Spencer's and several eateries. The Medway towns have a good selection of primary, secondary, and private schools including Kings school in Rochester which is the second oldest school in the world.



#### DESCRIPTION:

A charming 18th-century cottage and self contained annexe set within approx. half an acre of magnificent, landscaped grounds in a wonderfully rural location just outside the sought-after village of Hoo. Lances Farmhouse offers almost 3,000 sq. ft. of spacious, versatile accommodation, which includes a separate annexe ideal for multi-generational living or as a holiday let, providing additional income. Enhanced by the current owners, who have embraced the character of the property, and blended modern conveniences with exposed beams, latch-key doors, attractive windows, and open fireplaces.



The formal entrance, a handsome original front door, opens into an entrance lobby with plenty of space for coats and shoes. This, in turn, opens into a reception hall, which leads into the charming sitting room, with a wood-burning stove encompassed within exposed brick and beneath an oak bressummer. The granite-topped kitchen has an array of wall

and floor units, which integrate all main appliances and include a fridge-freezer, dishwasher, washing machine, and dryer, as well as a double-range stove. There is a butler sink, in addition to a circular basin, both with mixer taps, including a filtered water function. The kitchen sits between the formal dining room and a 30-ft conservatory, which provides additional dining space as well as a lovely spot to enjoy the garden. It has a southerly-facing position and underfloor heating, allowing the space to be used all year round. There is an additional reception room accessed from the conservatory, currently used as a home office, but would work well as a guest room, as there is a ground-floor bathroom.

To the first floor, one will find four bedrooms, two of which have en-suite bathrooms. One of the bedrooms is currently used as a dressing room but could be used independently, creating a Jack-and-Jill bathroom shared between two of the bedrooms. Furniture can be included in the sale of the property.

#### ANNEXE:

The cottage has an additional three bedrooms, a shower room, and an open-plan living area complete with a kitchenette. This is ideal for an older relative needing to be close to the family or, alternatively, used as a holiday let providing additional income.

#### OUTSIDE:

Lances Farmhouse is set within approx half an acre of beautifully manicured, landscaped grounds, which are particularly private and completely enchanting. Large fish ponds, with waterfalls, create a magical ambiance, with the sounds of trickling water accompanying the birdsong. Festoon lighting transforms the darkness into an illuminated haven full of wildlife, established shrubs, and mature trees.

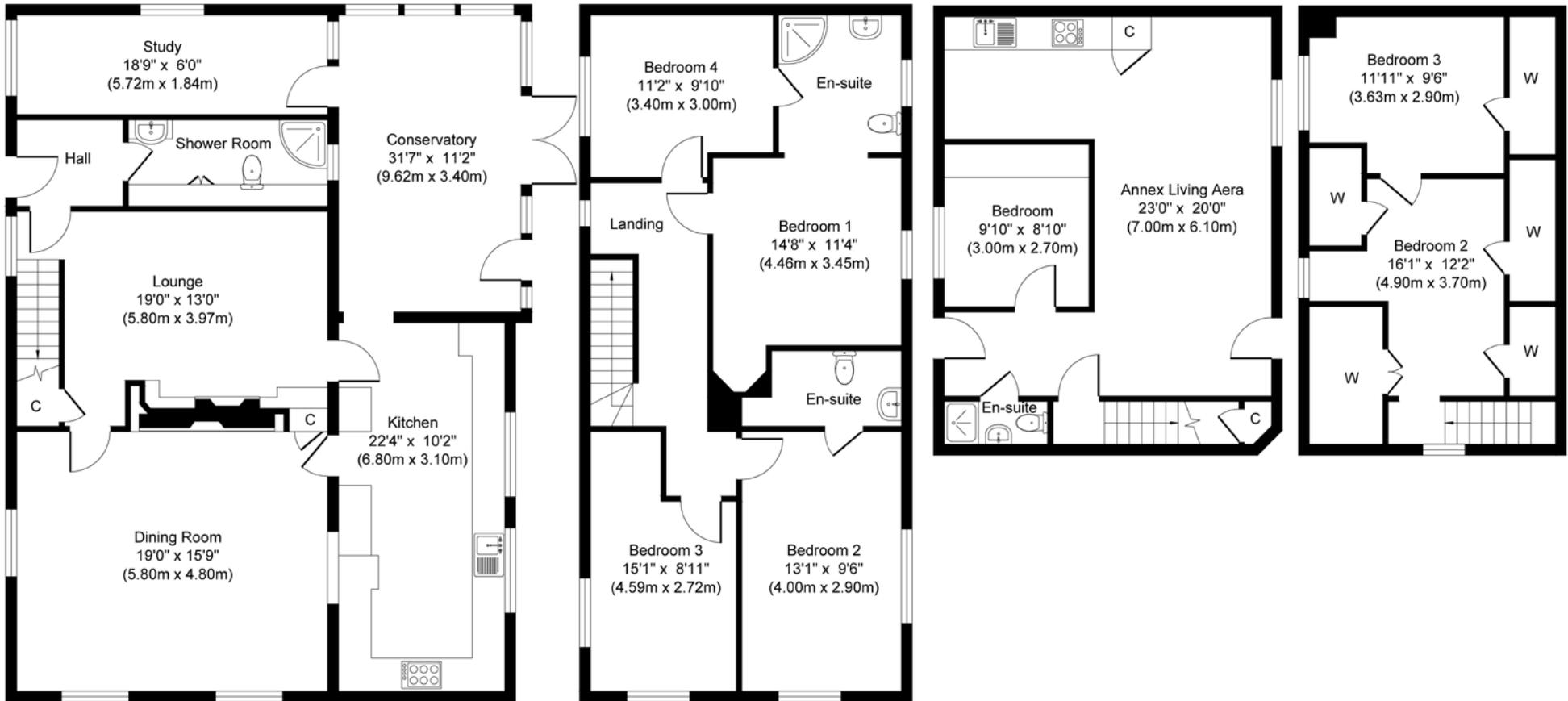
A gated driveway provides parking for a dozen cars, while there is also a carport. Here, one can gain access to the cottage as well as the main house via the conservatory.











TOTAL FLOOR AREA: 2927 sq. ft (271 sq. m)  
 HOUSE: 2019 sq. ft (187 sq. m)  
 ANNEXE: 908 sq. ft (84 sq. m)



EPC RATING  
 TBC



COUNCIL TAX BAND  
 E



GENERAL INFORMATION  
 Private Drainage & LPG Fuel

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