



Queen Anne Manor & Holiday Cottage Portfolio,
Hollingbourne, Kent

For the finer things in property.



Queen Anne Manor Hollingbourne, Kent ME17 1UN

A stunning Grade II listed Queen Anne manor house, set on the edge of a picturesque and popular village

Hollingbourne station 0.9 mile (London from 63 minutes), M20 (Junction 8) 1.9 miles, Maidstone 6.2 miles, Ashford International 15.2 miles (London from 36 minutes), Ebbsfleet International 22.5 miles, Canterbury 23.8 miles

Queen Anne Manor:

Porch | Drawing room | Living room | Family room | Dining room | Study/breakfast room | Kitchen | Utility room/dog shower | Reception hall | Cloakroom | Cellar | 7 Bedrooms | 3 Bathrooms | Swimming pool | Garden | Orchard | Paddock
EPC rating E

In all about 3 acres of landscaped gardens, orchard, paddock and fish stocked ponds

The Holiday Cottage Portfolio Hollingbourne, Kent ME17 1UN

A portfolio of three award winning holiday cottages

The Oast:

Entrance hall | Open-plan sitting room/kitchen | 3 Bedrooms | Bathroom | 2 Shower rooms
EPC rating E

The Cottage:

Entrance hall | Open-plan sitting room/kitchen | Dining room | Principal bedroom with en suite bathroom | 2 Further bedrooms | Bathroom
EPC rating E

The Barn:

Open-plan sitting room/kitchen | Bedroom | Bathroom
EPC rating E





The property

Queen Anne Manor has a wonderful approach, with a sweeping driveway up to the front of the property, which continues to the three cottages. Thought to date from the mid-17th Century, the property was re-modelled in the early 18th Century with the addition of the stunning Flemish bond façade.

This Grade II listed Queen Anne property has a beautifully bright drawing room as a focal point, with a seating area, a fireplace, high beamed ceiling and panelled walls. From here there is access to multiple reception rooms, all with original features.

The dining room has spectacular floor to ceiling sash windows and, most notably, the cosy double aspect living room has an inglenook fireplace, a high beamed ceiling and wood-panelled walls.

To the rear of the house is a fabulously large reception hall, off which is a cloakroom and access to the cellar, garden and a secondary staircase to the first floor. The family room, fitted with bespoke bookshelves and wood-burning stove is also found off the reception hall.

At the heart of the kitchen is a gas Aga, surrounded by bespoke painted units. The study/breakfast room, larder and utility/dog shower are located off the kitchen, with the latter having direct access to the garden and paddock to the rear of the property.

The first floor can be accessed via two staircases, either the grand wide central staircase from the drawing room or from the reception hall staircase. All of the rooms at this level have high ceilings.

The principal bedroom has its own unique style, with impressive, wider than usual, elm floorboards and three sash windows overlooking the garden at the front. The second largest bedroom is completely panelled giving a

wonderful dramatic style, with the deep wood tone and has the luxury of an open fireplace.

Three further double bedrooms, two of which share a “Jack and Jill” bathroom, overlook the splendid gardens. The family bathroom is beautifully panelled, encasing the bath and has a separate shower.

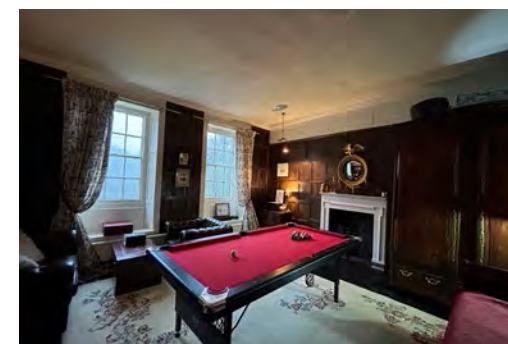
The second floor has a further double bedroom, sitting room/bedroom and shower room.

Outside

At the front of the house are formal lawns leading down to the ponds, stocked with trout and carp, and to the cottages beyond.

To the eastern side of the house are further lawns, which are split by a magnificent yew hedge, which creates a tranquil area where the partly walled rose garden and the sheltered heated swimming pool are found. There are lovely views across a neighbouring vineyard towards the North Downs.

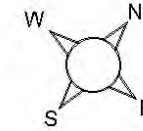
The paddock to the rear of the property has potential for planting a vineyard. Alternatively, the paddock could be used for equestrian facilities or to accommodate a tennis court (subject to any necessary consents).







Queen Anne Manor, Manor Lane, Maidstone
 Main House internal area 4,468 sq ft (415 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Location

The property and its portfolio of holiday cottages are situated in an enviable 'tucked away' location within the popular and picturesque village of Hollingbourne, which sits within a designated Area of Outstanding Natural Beauty on the gentle slopes of the North Downs. Good amenities are available in the village, including several pubs and restaurants, and a well-regarded primary school.

Maidstone, Ashford and Canterbury offer a more extensive range of shopping, leisure and educational facilities. The area has an array of well-regarded schools in both state and private sectors.

The region is well served by road and rail communications with the M20 (Junction 8) located just under two miles away and direct mainline rail services into London Bridge and London Victoria from Hollingbourne station, less than a mile away; Ebbsfleet International has a High-Speed service to London St Pancras (from around 19 minutes). There is easy access to the Channel Tunnel at Folkestone.

Sporting facilities in the area include golf at The Ridge and Chart Hills, the Tudor country club at Marriot Tudor Park together with recreational facilities at the nearby Leeds Castle.



The Holiday Cottage Portfolio

This well-appointed portfolio of award-winning holiday cottages is found within the grounds of the property and provides a generous income stream.

Although the cottages are only offered for sale alongside the main house, we have chosen to highlight them here separately to demonstrate their versatile and profitable nature, and to encourage buyers to consider the many benefits that might come with them.

Whilst buyers must rely on their own enquiries and due diligence, they may wish to consider the SDLT position, the merits of raising additional loans against the portfolio, and also to consider the lifestyle business that is offered "oven ready".

The three cottages are all well-appointed. Their furnishings are available by separate negotiation.

Additional and possible future business streams include establishing a vineyard on the paddock and utilising the main house in conjunction with the cottages for short term holiday lets (subject to any necessary consents).

The current owner would be prepared to sell the holiday cottages with forward bookings, marketing partnerships and suppliers, cleaners/laundry etc, for a turnkey start for new owners.

An overview of the gross revenue from 2020 - 2023 is as follows:

2020 - £51,000
2021 - £70,000
2022 - £84,000
2023 - £83,000

Full accounts can be provided on request.



The Barn



The Cottage



The Oast

The Cottage, Manor Lane, Maidstone Main House
 internal area 1,095 sq ft (102 sq m) Garage internal area
 318 sq ft (30 sq m)
 Total internal area 1,413 sq ft (131 sq m)



The Cottage Ground Floor

The Cottage First Floor

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The Oast, Manor Lane, Maidstone Internal area
 1,247 sq ft (116 sq m)



The Oast Ground Floor

The Oast First Floor

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The Barn, Manor Lane, Maidstone The Barn area
 418 sq ft (39 sq m)



The Barn

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Hollingbourne



Queen Anne Manor, Hollingbourne, ME17 1UN



- Part 1 - 0.79 ha / 1.94 ac
- Part 2 - 0.45 ha / 1.11 ac

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Directions

ME17 1UN

What3Words: ///sound.slowly.radically - brings you to the property's drivewayside.

General

Local Authority: Maidstone Borough Council

Services: Mains water, electricity and gas.

Private drainage (details of system to be confirmed). Gas heating.

Council Tax: Band H

Tenure: Freehold

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Planning: Prospective purchasers should make their own enquiries of Maidstone Borough Council

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Guide Price: £2,350,000

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