

The Cloth Hall, North Street, Headcorn, Ashford, Kent, TN27

Approximate Area = 874 sq ft / 81.1 sq m
For identification only - Not to scale



1 THE CLOTH HALL

NORTH STREET

HEADCORN

TN27 9NN

GUIDE PRICE £260,000 - £270,000

FREEHOLD

EPC REPORT: D

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2025. Produced for Simon Miller & Company. REF: 1309456



VIEWING ARRANGEMENTS BY PRIOR TELEPHONE APPOINTMENT WITH THE OWNER'S AGENTS

Agents note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit for purpose or are in working order. Interested parties are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

PERIOD HOMES

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Located in the heart of the village, this split level maisonette was converted from the original Cloth Hall, which itself dates back as far as the late 15th or early 16th Century. It was sympathetically converted to provide generous living space, set out over two floors. You enter your own front door, where a staircase leads you straight up to the spacious lounge/dining room, which is open plan to the second bedroom, with views over the Churchyard.

Property Features

- Grade II* Listed Split Level Maisonette
- In The Heart of the Village
- Wealth of Character Throughout
- Two Bedrooms
- Allocated Parking
- Unique Bespoke Apartment



The quality fitted kitchen offers a range of fully integrated appliances with quartz worktops and part glazed door opens up to a staircase at the rear, leading down to the shared courtyard. A spiral staircase from the lounge leads up to a generous landing with office area and onto the main bedroom, with its luxurious four piece en-suite. Throughout the property there is a wealth of character, with leaded windows and engraved ceiling and wall beams. Outside, there is a small courtyard area to the front, opposite the Church, with a space to sit and watch the world go by and to the rear, a shared pathway leads to a parking area, with allocated parking for one car. Located next to the churchyard, the village offers an eclectic range of shops, cafes and pubs, as well as Sainsbury's Local and Costa Coffee, with the commuter well catered for, with mainline rail services into London only a few minutes stroll away. The larger town of Tenterden is within easy reach by bus or car, with its wider range of shopping and leisure facilities.



MATERIAL INFORMATION Freehold, Council Tax Band: A, EPC Report: D, Broadband: Copper & Fibre

