



Home Farm The Linton Park Estate
Maidstone, Kent ME17 4AG

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£5,000 Per Month

Available to let to a company only - A six-bedroom detached dwelling with large front and rear gardens located within the peaceful and historic estate of Linton Park.

Description
Home Farm is located within the Linton Park Estate which dates back to the 18th Century and is situated outside the village of Linton and just 5 miles north of the village of Staplehurst which is able to provide day to day facilities and amenities. Maidstone is just 4 miles north and able to provide a more comprehensive range of facilities and amenities. The national rail network can be accessed from both Maidstone and Staplehurst allowing access to London in under an hour. The motorway network can be accessed from Maidstone at junctions 5, 6 or 7.

Home Farm is a large detached dwelling of cavity brick construction under a clay tile roof. The internal accommodation having recently been refurbished is arranged over two floors and comprises 6 bedrooms (all Ensuite), Sitting Room, Kitchen / Living Area, Family Room, Office, Downstairs Cloakroom, Boot Room and Utility Room. The Total Gross Internal Area for the House is 6,549ft².

Outside there are lawned and bedded Gardens to the east along with paddock land extending to 1.51 acres and also a Courtyard to the south of the house. There is a Gym and Garage building in the south east corner of the Courtyard. Home Farm is connected to mains electricity and water. Heating is provided via an air source heat pump and drainage is to a private system.

Please Note: Available to let to a company only.

Directions
From the Bull Inn pub on Linton Hill, head north on Linton Hill until reaching Linton cross roads, turn right onto the Heath Road and continue for half a mile. Just before reaching Loddington Farm Shop, turn right onto Loddington Lane, continuing for another half a mile. The property's access drive will be on your right, continue for 150 meters until reaching the property straight in front of you.
WHAT 3 WORDS
Driveway entrance ///flight.mixer.smashes
House - ///remote.forms.reward

Fees

Tenant Fees - From 1st June 2019

Holding Deposit (per tenancy) - One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantors(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide false or misleading information, or fail to take all reasonable steps to enter into a tenancy agreement (and / or Deed of Guarantee) within 15 calendar days of the holding deposit being received (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy. Rent under £50,000 per year)
Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year)
Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent
Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Unpaid Rent
Tenants are liable for the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual cost of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request)

£50 (Inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request)
£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

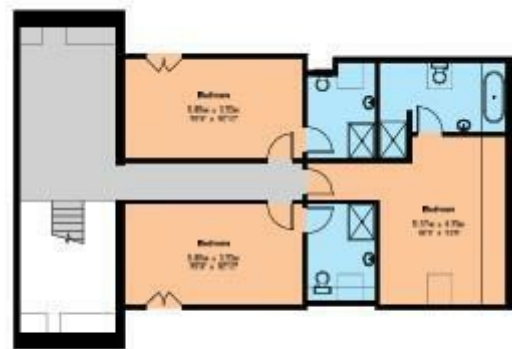
Early Termination (Tenant's Request)
Should the tenant wish to terminate their contract before the end of the fixed term, they shall be liable for the landlord's cost in re-letting the property as well as all rent due under the tenancy until start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Client Money Protection is provided by Smart Agent. Redress through The Property Ombudsmen Scheme.

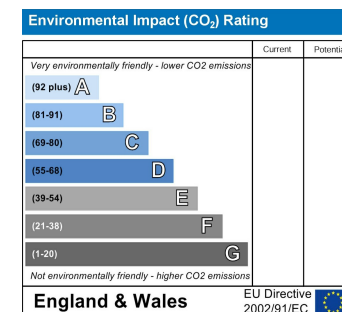
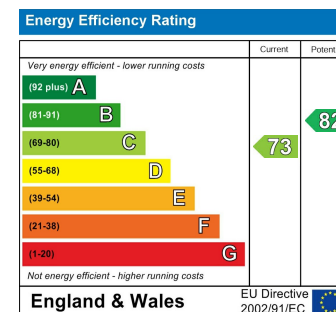
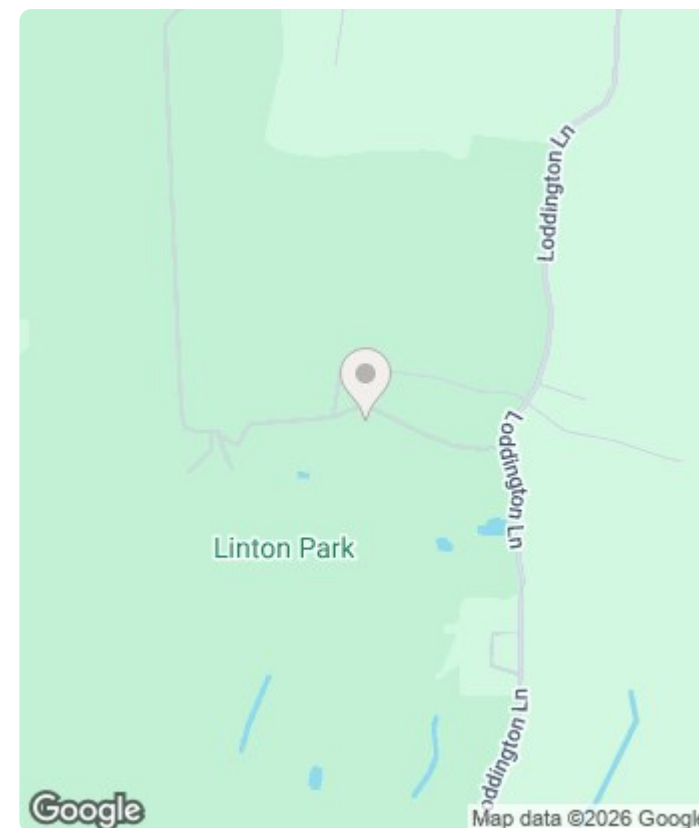




GROUND FLOOR



FIRST FLOOR



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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