



Palm Cottage
Well Street | Loose | Maidstone | Kent, ME15 0EN

Seller Insight

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"Palm Cottage has been our home for nearly 25 years. The oldest part of the house dates back to the 15th century, with its charming Tudor style beams and inglenook fireplaces. Why the name "Palm Cottage"? ...well, it was discovered by a previous owner in the 1950's on Palm Sunday."

"Nestled in an ancient quarry, it is rumoured stones from this site were used by the Romans to help construct London Wall. We've even discovered ammonite fossils on the land."

"Not being from the area originally, we fell in love with the house itself, and its setting in a quiet, conservation village made it enchanting. As an admirer of the Tudor period, its style captivated us from the start."

"Over the years we have undertaken an extensive refurbishment and restoration, always with a deep respect for its history and unique character. We've added underfloor heating to give it a warm and cosy feel. We re-rendered all the external walls, and preserved the original interior doors, constructing new ones using period floor boards to match them. This home has been a true labour of love, with countless hours of research and dedication to getting the detail just right."

"My favourite room is the lounge, with its stunning 9-foot inglenook, containing the original bread oven and salt cupboard, a reminder of its past as the village bakery. On the beam above the fireplace are witches' marks, which, according to folklore, prevented witches entering down the chimney. I'm also very fond of the spare bedroom, with its beautiful 14 inch oak floorboards. Its details like this that make Palm Cottage unique"

"Christmas is a magical time. The roaring fireplace becomes the heart of our home and you are very aware of the hundreds of Christmas's celebrated at the cottage, making the season truly special."

"The garden is my sanctuary. I've dedicated so much love and effort to it. It's divided into different 'rooms,' each offering its own sense of peace and tranquillity. There's one particularly serene spot, with a pond that's home to newts, dragonflies, and frogs. Sitting on the bench there, I feel wrapped in peace and seclusion. Our top garden is based on a French Potager – mixing together fruits, flowers and vegetables including; sweet peas, dahlias, raspberries and apples."

"We share a strong sense of community here. The village hosts a number of events like the annual duck race on the nearby Brooks, which brings joy to the local children. Despite the rural setting, commuting is easy, offering the best of both worlds."

"As we prepare to relocate, we wish we could take Palm Cottage with us. This house is a charming blend of history and modern comfort. We've always seen ourselves as custodians, striving to leave it in a better position than we found it. It has truly been our sanctuary, and we hope the next owners will cherish it as much as we have."

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

Palm Cottage

A Timeless Tudor Treasure

Fine and Country welcome you to Palm Cottage, a Grade II Listed four-bedroom Tudor cottage with 15th-century origins, nestled within the conservation village of Loose Valley. This enchanting residence, once the village bakery, offers a unique oasis of peace and tranquility with elegant interiors and original period features.

Interiors

Configured over three floors, Palm Cottage has been meticulously restored by the current custodians, seamlessly blending modern luxuries with the rich heritage of the home. Exquisite attention to detail ensures the underfloor heating and opulent bathrooms intertwine harmoniously with flagstone and oak floors, ancient beams, and inglenook fireplaces.

At the heart of the home, the kitchen boasts an Aga and quarry-tiled floor, perfect for culinary delights. The adjoining dining room is brimming with charm, featuring 14" wide oak floorboards and an exposed brick inglenook fireplace with a log-burning stove. The sitting room, bathed in double-aspect light, showcases an imposing inglenook fireplace, creating a warm ambiance. A boot room/entrance hall and cloakroom complete the ground floor.

Ascend the beautiful oak staircase to the first floor, where three bedrooms abound with period charm, served by a luxurious family bathroom. The principal suite, a relaxing haven, is located on the top floor and features a beamed and vaulted ceiling and a sumptuous en-suite.





Step outside

Palm Cottage

Gardens

The enchanting secret gardens of Palm Cottage offer a serene sanctuary. A lush lawn bisects two garden areas, both providing areas of peace and tranquility. Stairs lead to a top garden based on the French Potager, showcasing an array of fruits, flowers, and vegetables with an attractive elevated view over the property. The garden room is an idyllic retreat, with bi-folding doors and a log-burning stove, perfect for relaxing and unwinding while enjoying the delightful garden.

Garaging & Parking

A detached single garage with an inspection pit affords secure parking for prized vehicles, while a driveway offers convenient parking for additional cars.

Location

Palm Cottage is enviably situated within the coveted Loose Valley, renowned for its beauty, charm, and sense of community. The village features a pretty church, historic public house, and meandering streams, yet offers convenient access to a more comprehensive range of facilities in nearby Maidstone.

The village is served by junior, infant, and secondary schools, with grammar schools in nearby Maidstone and private school facilities at Sutton Valence. For commuters, mainline rail services are accessible within central Maidstone or Staplehurst, and the motorway network is easily reachable via the M20 at Leeds Castle (Junction 8).

Experience the timeless elegance and warm ambiance of Palm Cottage, where modern luxuries are seamlessly intertwined with rich heritage, creating a truly unique and enviable home in the heart of Loose Valley.

Freehold

Council Tax Band F

EPC Rating C

Superfast Fibre Broadband & Standard Broadband are available at the property, for more information please look online

For mobile phone coverage in this area please look online

Property is within the conservation area

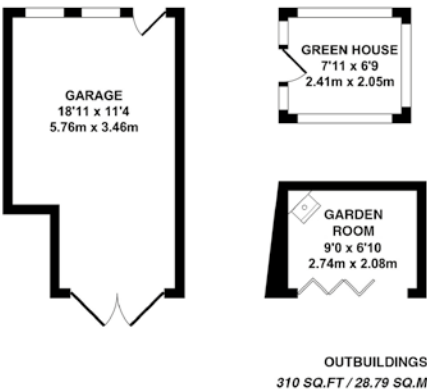
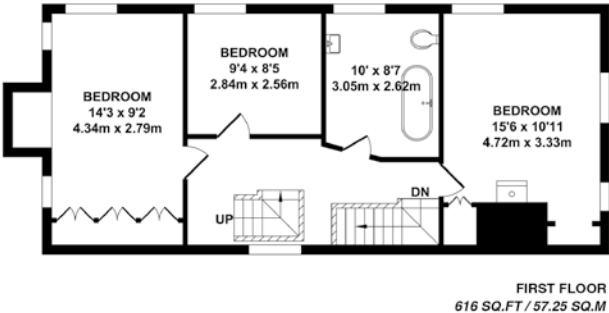
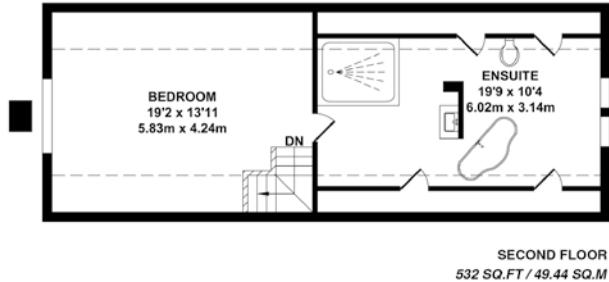
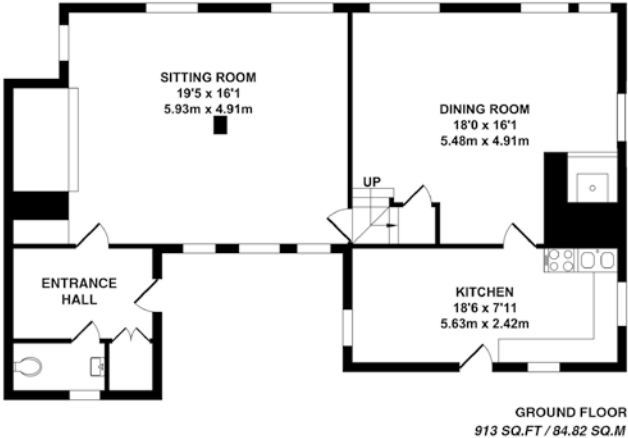
The following services are connected at the property:- Electric / Gas / Mains Water / Mains Drainage / Phone / Broadband



Guide price £950,000 - £1,000,000

Palm Cottage

Gross internal area house (approx) = 2061 sq.ft / 191.51 sq.m
Outbuildings = 310 sq.ft / 28.79 sq.m
Total = 2371 sq.ft / 220.30 sq.m



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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