



Bowl Road, Charing, TN27

£895,000 Offers in Region of

Property Description

A very rare opportunity to acquire a grade 2 listed Windmill set within the North Downs in an area of outstanding natural beauty on the outskirts of the village of Charing.

Sitting on a plot of approximately 0.3 of an acre, this property offers the right buyer a wonderful chance of owning a beautiful and well-maintained windmill dating back to the early 1800's with amazing potential for use as an air bnb or holiday let. Although the property is listed, we understand from the owners (who have spoken to the conservation office) that there is an opportunity for someone to extend out to the close by outbuilding (pictured) and develop this into further living accommodation subject of course to the necessary permissions.

The Windmill sits in an elevated position on the edge of the sought-after village of Charing and offers some incredible panoramic far-reaching views across the surrounding countryside. Internally the property offers a mix of flexible living accommodation within the main windmill and the extension.

There is a large reception room currently being used as a lounge / diner in the main windmill and there are further rooms above this being used as bedrooms. One of these rooms has access to some storage / converted space in the upper tier of the windmill which could be used as a games room. There is access to a roof terrace and some breath-taking views from the first floor of the property which are some of the most beautiful countryside scenes in the area.

The extension to the windmill provides a kitchen, large bedroom, bathroom and further reception room / bedroom dependent on your wants and needs. From this room there is access to the garden and a patio seating area.



There is a double garage and parking and an outbuilding currently being used as storage, but this could possibly be converted subject to planning permission.

The windmill is only a short walk away from the village of Charing which offers local amenities including a doctor's surgery, primary school, parish church, village hall and a number of interesting independent shops.

There is a wealth of countryside walks and hacking routes all on your doorstep along with numerous equestrian facilities in the area.

EPC Rating: E

Key Features

- ✓ No Onward Chain
- ✓ Very Rare Grade 2 Listed Windmill
- ✓ Amazing North Downs Setting on a 3rd of an acre plot
- ✓ Double garage and outbuilding
- ✓ 3/4 Bedrooms
- ✓ Possibility for extension subject to planning consent
- ✓ Gated entrance
- ✓ Close to Local shops
- ✓ Extensive far reaching views
- ✓ Fantastic Airbnb or holiday let potential



Rooms

Entrance Hall

Lounge

19' 2" x 19' 2" (5.84m x 5.84m)

Kitchen

11' 5" x 11' 1" (3.48m x 3.38m)

Bathroom

8' 12" x 7' 3" (2.74m x 2.21m)

Bedroom

12' 7" x 10' 7" (3.84m x 3.23m)

Bedroom

14' 9" x 9' 5" (4.5m x 2.87m)

First Floor Bedroom

19' 2" x 12' 8" (5.84m x 3.86m)

Second Floor Bedroom

14' 10" x 14' 10" (4.52m x 4.52m)

Storage Room

15' 1" x 12' 8" (4.6m x 3.86m)

External Areas

Garden

Garage

Double Garage

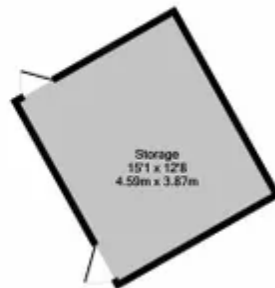




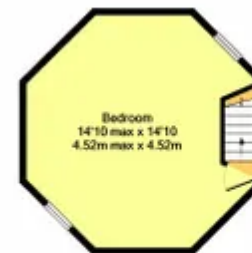




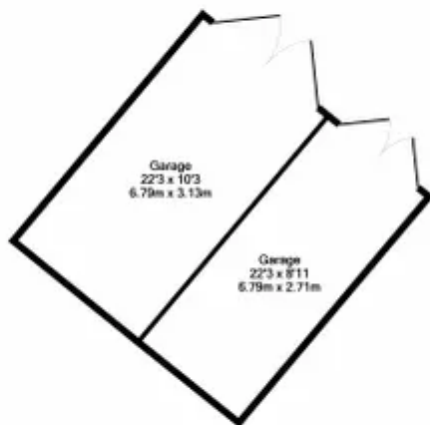




1st Floor



2nd Floor



Ground Floor

While every effort has been made to ensure the accuracy of the floor plan, dimensions, 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 is given as to their operability or efficiency, use or price.
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