

# INIGO



## *Palm Cottage*

LOOSE, KENT

£875,000 FREEHOLD

This characterful Grade II-listed house is set in the tranquil village of Loose, near Maidstone in Kent. 2,339 sq ft of space extends over three storeys and four bedrooms, including a top-floor principal suite with a pitched roof and exposed timber beams. The house, which has its origins in the 15th century, is surrounded by carefully maintained gardens that brim with wisteria, fruit trees and peonies. Connections are excellent: Staplehurst rail station is a 13-minute drive from Palm Cottage and provides services to London Bridge in just under an hour.

### *Setting the Scene*

The historic village of Loose reputedly gets its name from the Old English word meaning 'place of pigs', an indication of the rural occupations of its inhabitants in years gone by. The street on which Palm Cottage is situated is Well Street, named after the dipping well opposite the house.

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Palm Cottage dates from the 15th century and is thought to have once been a bakery. A former owner is said to have discovered the house on Palm Sunday, hence its name; a stained-glass window with a palm design can also be found inside.

### *The Grand Tour*

This exceptional house sits on a private cobbled driveway. The first floor is built from stone, while the façade of the upper levels is rendered in a pretty yellow finish. Exposed timber studs and principal posts are set into the walls, offering a glimpse of the home's storied past.

Inside, a bright entrance hall unfolds onto the first of two welcoming living spaces. Here, large flagstones run underfoot, and there are timber beams overhead. A large inglenook fireplace extends across almost the entire width of one wall; although no longer in use, its exposed stone, brick and timber detailing acts as a focal point.

Adjacent is a second sitting and dining room. A wood-burning stove is installed in an inglenook fireplace, which also has an original stone seat. A blend of original and reclaimed wooden floorboards adds to the material palette, and there is underfloor heating here and in the other living space.



A farmhouse-style kitchen has exposed stone walls, terracotta tiles and a cream-coloured double Aga. There is also a double oven with a four-ring gas hob. Handmade units are topped with oak, and there is a butler sink. A pretty timber-framed window looks out towards the front of the house. A guest WC is found in the entrance hall, alongside a handy storage cupboard.

The first floor is home to three generous double bedrooms, with oak, elm and pine floorboards, and oak-framed windows. In two of the rooms, exposed timber studs criss-cross the walls, while a third is currently used as a study and has built-in bookshelves washed in a striking green paint by Francescas Paints. A shared bathroom houses a magnificent antique copper bathtub.



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The principal suite sits at the top of the house, and comprises a serene double bedroom and a generous bathroom. Both spaces have beautifully pitched ceilings supported by exposed timber beams, and there is underfloor heating in the bedroom.

The en suite bathroom has a freestanding bathtub and a tadelakt walk-in shower. Its views extend towards the garden beyond.

### *The Great Outdoors*

The house is surrounded by verdant gardens, which have been divided into various 'rooms'. At the front of the house, borders are planted with pretty roses and geraniums, while wisteria climbs the walls. To the rear, the garden is brimming with perennials, including irises, peonies, ferns and foxgloves.

A hedged area leads to a secluded white garden, which has a formal pond at its centre. The pond is filled with lilies, and there are a variety of ferns and grasses. For the green-fingered gardener, there is a potager at the top of the garden with established raspberry and blackberry bushes, as well as citrus and apple trees. The garden also has a greenhouse, as well as a peaceful garden house with a small wood burner. Copper beech trees and hedging have been planted to create a sense of privacy and remove.

There is a single garage complete with an inspection pit, and the cobbled driveway provides additional parking space. Above, there is a loft space accessible by built-in ladder providing extra storage.

### *Out and About*

Palm Cottage is nestled in the Loose Valley, a conservation area with a meandering stream and a pretty church dating to the 13th century. The village has a shop, a post office, a primary school, and a few pubs, including The Chequers and the Walnut Tree.

The historic town of Maidstone is a short drive away. Just outside the Kent Downs Area of Outstanding Natural Beauty, it is conveniently situated for access to rural Kent, the south coast and central London.

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There are plenty of dining-out options in the local area; rustic café-bistro Frédéric Bistro serves a fresh, seasonal menu and has a long wine list, while Fish on the Green is a favourite for delectable oysters, lobster and more.

There are plenty of opportunities for local adventures in nature. Hayle Park Nature Reserve is close by and is wonderful for wildlife spotting. Some of England's finest country houses and gardens are within driving distance, such as Sissinghurst Castle Garden, Leeds, Scotney and Hever castles.

There are several schools in the area, including Loose Primary School, Oaks Primary Academy, Invicta Grammar School for Girls and Maidstone Grammar School for Boys.

Staplehurst rail station is a 13-minute drive away, and runs regular services to London Bridge in just under an hour. Maidstone East is also close by, with connections to London Victoria. The M20 is around a 20-minute drive away for travel towards the Kentish coast.

Council Tax Band: F

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## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.