



# Killens

CHARTERED SURVEYORS & PROPERTY AGENTS

## Country House Agency











At Killens, we know that selling a country house isn't just about the building itself and a special approach is required.

We combine decades of knowledge, experience and enthusiasm for selling country houses in order to provide our clients with the best possible advice at all times. Knowing and understanding what motivates buyers is key. In addition to the house itself, we understand the importance of location, setting, the gardens and the little details that make a house a home. Our job is to match your country property with its future owners and that is our firm focus.

Since we first opened the door to our first office in 2008, we have become one of the leading, independently owned property agents in Somerset delivering a service of the highest standards.

Recognised as one of the best agents by the Telegraph and the Times, as well as winning national awards for customer service, we believe our success lies in an ongoing commitment to deliver a level of customer service that is exceptional in our industry.

From cottages to country houses, we help buyers and sellers to realise their dream of moving home with the minimum of fuss and, quietly effective, we can help you achieve your objectives.



**Sally Killen**

Partner

[sally@killens.org.uk](mailto:sally@killens.org.uk)







## About Killens

Our offices cover some of the most beautiful countryside in the West Country, from the heritage Cities of Bristol and Bath in the north across the Chew Valley and Mendips to the evocative cider apple orchards of south Somerset and the Somerset Levels in the west.

The Killen family have lived in the area for generations and the philosophy is to focus upon offering an expert service of integrity, quality and excellence which ensures clients achieve their objectives of moving home seamlessly so sale proceeds are maximised.

At Killens, we are unique in being able to deliver a range of complementary property services to our clients ranging from valuations, marketing homes and selling fine art and antiques at auction. A 'one stop' service.

In all that we do, we adopt traditional values whilst taking a proactive approach that embraces modern methods of marketing. Our staff are carefully selected for their natural ability to provide the highest levels of customer service and all have intimate knowledge of the local area which is crucial when advising on the broad range of property matters that can arise.

We have established a reputation for providing an honest and transparent service where we put the client first. Regulated by the Royal Institution of Chartered Surveyors, you can have confidence that we are working to the highest standards. Our focus is clearly on working with our clients towards a common aim and achieving the best results for them.









## Why should you choose us?

Selling your property is one of the most important financial events of your life and you need an agent who clearly has your interests at heart. Our approach is very simple. As a local, family business, we treat every client as our only client so, whoever we are acting for, our service will be bespoke, diligent and personal.

As you would expect, we have all the marketing tools to promote a property to the widest possible audience. Being recognised as selling country property throughout Somerset, we have many applicants seeking a new home. With our London Office in Park Lane and being part of the largest independent estate agency group with over 800 offices throughout London and nationally, allows us to instantly link your property with thousands of high net worth buyers in London and all over the world.

What sets us apart is the ability of our experienced and knowledgeable staff to handle the often inevitable challenges that can arise through the selling process so that you are not unduly inconvenienced and your objectives of achieving a smooth and prompt sale at the maximum price can be achieved. Working with their colleagues throughout the firm, the agency team can draw upon knowledge and experience in advising on matters ranging from planning policies to school choices. Some state that selling a home can be easy and painless but even in the easiest of sales, there is multiple involvement to get to a satisfactory conclusion.

From start to finish, our friendly, professional staff will be with you bringing their years of experience to the table and ensuring that your objectives are achieved.



# Excellent Marketing



## Global Promotion

The internet has changed estate agency beyond recognition. Global marketing is now the norm. We promote our properties on the largest property websites including Rightmove, Zoopla, Primelocation, On The Market and numerous smaller ones too.



## Advertising Widely

We achieve high profile advertising and excellent levels of editorial coverage in national, regional and local publications.



## Reaching London

London continues to be the engine room of the UK's property market and we are well set up for attracting London buyers through our office in Park Lane and our network of offices.



## Superb Literature

We take pride in the brochures and marketing literature we produce for you. Careful consideration is given by our teams to reflect the individual style of each property portraying the positive attributes. A quality brochure expertly presented and incorporating floor plans and excellent photographs remains one of the most effective marketing aids.



## Excellent Contacts

Being local agents, it is quite possible that we have a buyer for your property on our books already. As soon as we are instructed, we make contact with every suitable potential buyer prior to the commencement of the full marketing program. We also have excellent relations with local search agents.



# Quietly Effective



## Award Winning

Killens have been named by both the Daily Telegraph and the Sunday Times as one of the top estate agencies in the UK. We have won national words for customer service for each of the last five years.



## Actively Selling

We take a proactive attitude in selling property and that makes a difference. We sell many properties in all sectors across the region and potential buyers recognise this and come to us to discuss their requirements.



## Achieving More

Achieving a sale is great but ensuring the best price is key. We provide honest and straight-forward advice and consistently achieve more for our clients than other agents whose focus may be to simply gain an instruction and achieve a sale.



## Client Caring

We look after our clients and keep them fully updated on the whole sales procedure and a Partner or Associate Partner will oversee progress from the first contact to completion of a sale. We pay great attention to:

- ◆ Adopting a comprehensive marketing strategy
- ◆ Generating interest
- ◆ Ensuring suitable and proceedable buyers
- ◆ Negotiating to get the best price
- ◆ Co-ordinating the sale with other transactions
- ◆ Working hard to progress the sale with solicitors, surveyors and lenders









## Rural Agency

In addition to selling country houses, we have expertise in selling all forms of agricultural and equestrian property including farms, smallholdings, studs, livery yards and land.

Agricultural and equestrian property are different to all other forms of property and carries with it an enormous range of specialist skill requirements, which are brought together by our team.

Our specialist team can guide you through all the expert areas of advice to prepare your property to achieve the optimum price and we ensure that proper consideration is given to issues such as planning, lotting, tenancies, subsidies and employment issues as well as employing the most tax-efficient way and that all assets are fully assessed through planning, letting or the use of overage/development clauses.

Many of our team come from farming backgrounds and participate in equestrian disciplines and have a great deal of knowledge and experience in all farming and equestrian matters. If you are looking to sell then do contact us so a comprehensive strategy can be put in place that ensures a successful sale at the best price.



# Our Services



Country House Agency



Fine Art



Residential Agency



Residential Lettings



Auctions



Estate Management



Commercial Agency



Commercial Lettings



# Our Services



Valuations



Farms & Land Agency



New Homes



Equestrian Agency



Rural Business Advice



Tenancy Advice



Compulsory Purchase



Planning & Development



## Your Main Contacts



	<b>Sally Killen</b>
	Country House Agency
	<b>07773 846416</b>
	sally@killens.org.uk



	<b>Tom Killen</b>
	Equestrian, Farms & Land Agency
	<b>07971 686285</b>
	tom@killens.org.uk

## Our Offices



	<b>Chew Magna</b>	<b>5 South Parade Chew Magna Bristol BS40 8SH</b>
	Residential Sales & Lettings	
	01275 333993	
	office@killens.org.uk	



	<b>Mendip Auction Rooms</b>	<b>Rookery Farm Binegar Somerset BA3 4UL</b>
	Fine Art Auction Rooms, Professional Services & Rural Agency	
	01749 840770	
	enquiries@mendipauctionrooms.co.uk	



	<b>Park Lane</b>	<b>121 Park Lane London W1K 7AG</b>
	Residential Sales	
	020 7629 4141	
	parklane@guildproperty.co.uk	



	<b>Somerton</b>	<b>The Old Co-op, West Street, Somerton, Somerset TA11 6NB</b>
	Residential Sales & Lettings	
	01458 397000	
	somerton@killens.org.uk	



	<b>Ston Easton</b>	<b>The Cake House Upper Lodge Farm Ston Easton Somerset BA3 4DH</b>
	Country House Agency & Professional Services	
	01761 241127	
	office@killens.org.uk	



	<b>Wells</b>	<b>10 Sadler Street Wells Somerset BA5 2SE</b>
	Residential Sales & Lettings	
	01749 671172	
	wells@killens.org.uk	



## Recent Testimonials

Mrs J - "From the time we fell in love with our house to the moment they handed over the keys, Killens staff were there to make sure it was a smooth and successful transaction for both the seller and I. "

Mr L - "Many thanks to you all for superb professional service. It's been a pleasure. "

Mrs S - "The team was particularly good at keeping us up to date and were very dedicated to trying to solve the problems and get to the bottom of things. I was grateful to them for that. They all were also very efficient and helpful and always came back to me quickly if we were to sell again, I would go with Killens."

Mr B - "We were pleased with what the team did for us. You achieved our objective quickly and competently . Thank you."

Mr & Mrs P - "I wanted to drop you a note to thank you, and your team, for the amazing support you gave us over the past 6 months. It was a bumpy ride (especially with the chain break) however, whenever we wanted the latest update, Killens had the answer! "

Mr N - "I would like to take this opportunity of thanking you, and the rest of the team at Killens, for finding a purchaser and the professional manner in which you carry out your duties."

Mrs W - "They were excellent and I wouldn't hesitate in using Killens again."

Mr & Mrs M - "You delivered a proactive and professional marketing service and the honest, friendly approach was so refreshing.."

Mr & Mrs P - "Thank you for all your help and we have been really impressed with Killens"





The Local Property Professionals

