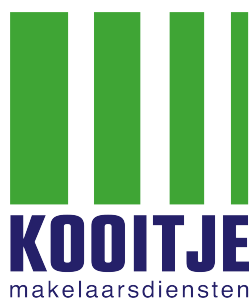




For Sale !

Kerkstraat 16, 2231 CZ in RIJNSBURG

Asking price: € 1.395.000,- K.K.



Voel je thuis!



Kenmerken & specificaties

Year of construction of main house:	Approx. 1909
Living area of the house:	Approx. 192 m ²
Living area of the guest house:	Approx. 43m ²
Living space Office / Studio:	Approx. 45m ²
Total Content:	Approx. 1070 m ³
Plot area:	422m ²
Heating:	Central heating and Heat pump
Number of Rooms:	9
Number of bedrooms:	6
Energy Label:	A+
Acceptance:	in consultation

Seller's Statement

A New Chapter: The Farm of the C.D. van Delft Family

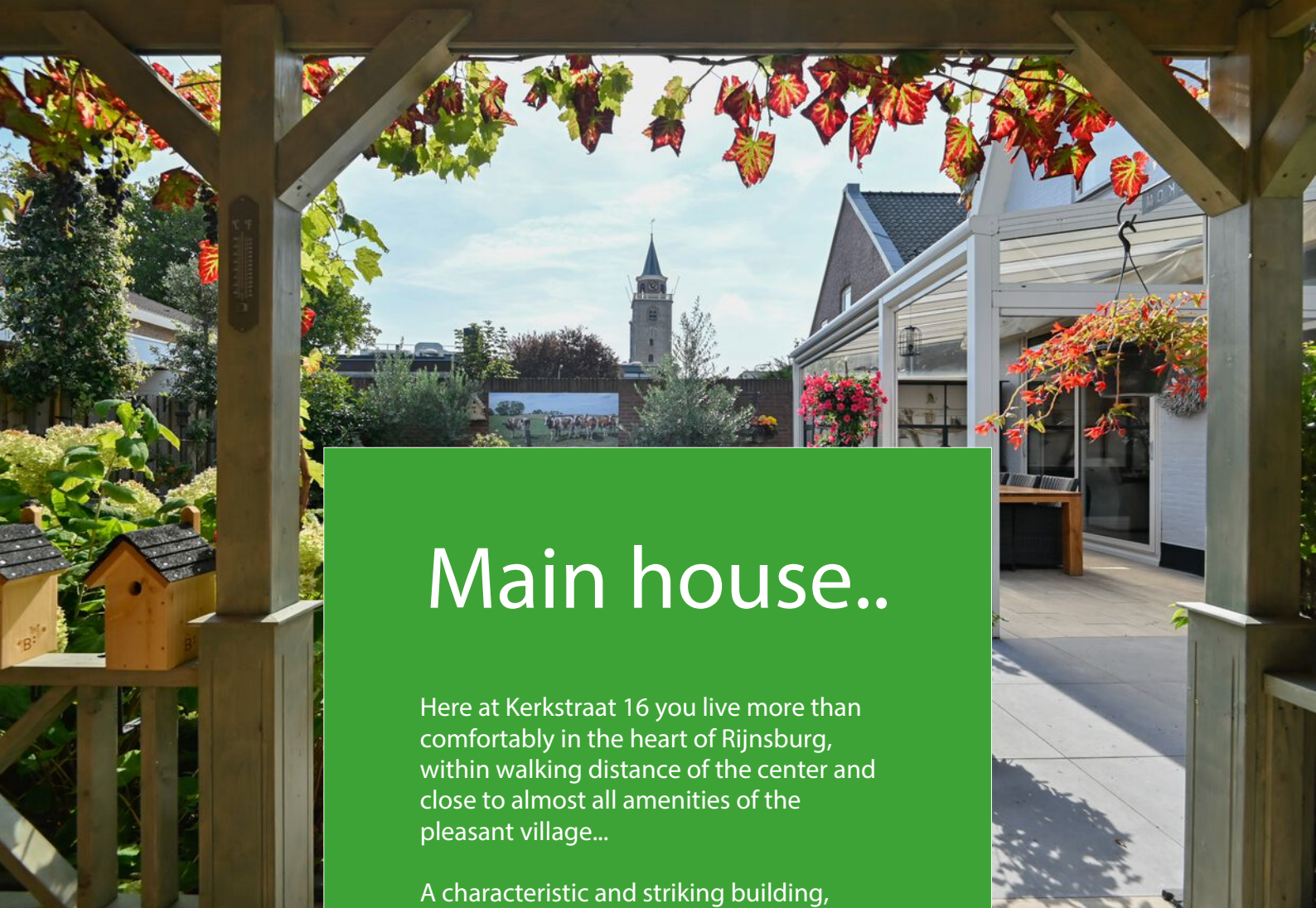
In the picturesque Dutch landscape stands the farm of the C. D. van Delft family, built in 1909. For over a century, this home has been part of the life of a proud farming family. Traditionally a home for cows and poultry, the farm was run by a true farmer at heart. He preferred to spend money on his beloved cows rather than on maintaining the house, and the women of the family proudly ran a milk shop that delivered dairy products directly to customers.

After the passing of the father of the current generation in 1982, the farm was completely renovated in the years that followed, while preserving the characteristic outer walls. The home underwent a major transformation, turning the traditional farmhouse into a modern, comfortable residence. Although the current owners are no longer farmers, they have always cherished the history of the farm with love.

Now, in a new chapter of their life, the family has decided to spend part of the year living and wintering in Spain. With a heavy heart, they must put their beloved farm up for sale. It is not an easy decision, as this place is filled with memories and history. Yet, they hope that the farm will find a new family—people who will inhabit the home with love and happiness, just as they have for many years.

The farm of the C. D. van Delft family is not just a home, but a piece of heritage that is now entering a new phase. The family hopes that the future residents will care for the property with the same love and attention they have, and that the farm will once again become the heart of a family in the future!

Rijnsburg, november 2024
Fam. C. D. van Delft



Main house..

Here at Kerkstraat 16 you live more than comfortably in the heart of Rijnsburg, within walking distance of the center and close to almost all amenities of the pleasant village...

A characteristic and striking building, which has been excellently maintained with care and attention over the past period...

It has been modernized in recent years, including the installation of no fewer than 42 solar panels, a heat pump and, partly due to these investments, a very favorable A+ Energy Label...









A black wood-burning stove with a glass door and a chimney pipe extending upwards. The stove is positioned against a wall with a stone surround. A fire is visible through the glass door, and a stack of firewood is placed in a basket at the base of the stove.

A large potted plant with variegated green and white leaves, placed in a dark grey pot. The plant is situated in the foreground, to the left of the stove.

A white built-in cabinet with a wooden countertop. The cabinet features a large TV screen, open shelving, and drawers with metal handles. A black metal fire tool holder is placed on the floor next to the cabinet.

A window with white blinds, located on the right side of the room. A potted plant is placed on the windowsill, and a blue vase is visible on the counter next to the window.

A white, fluffy cushioned seat or ottoman, partially visible on the left side of the image.



Kitchen...

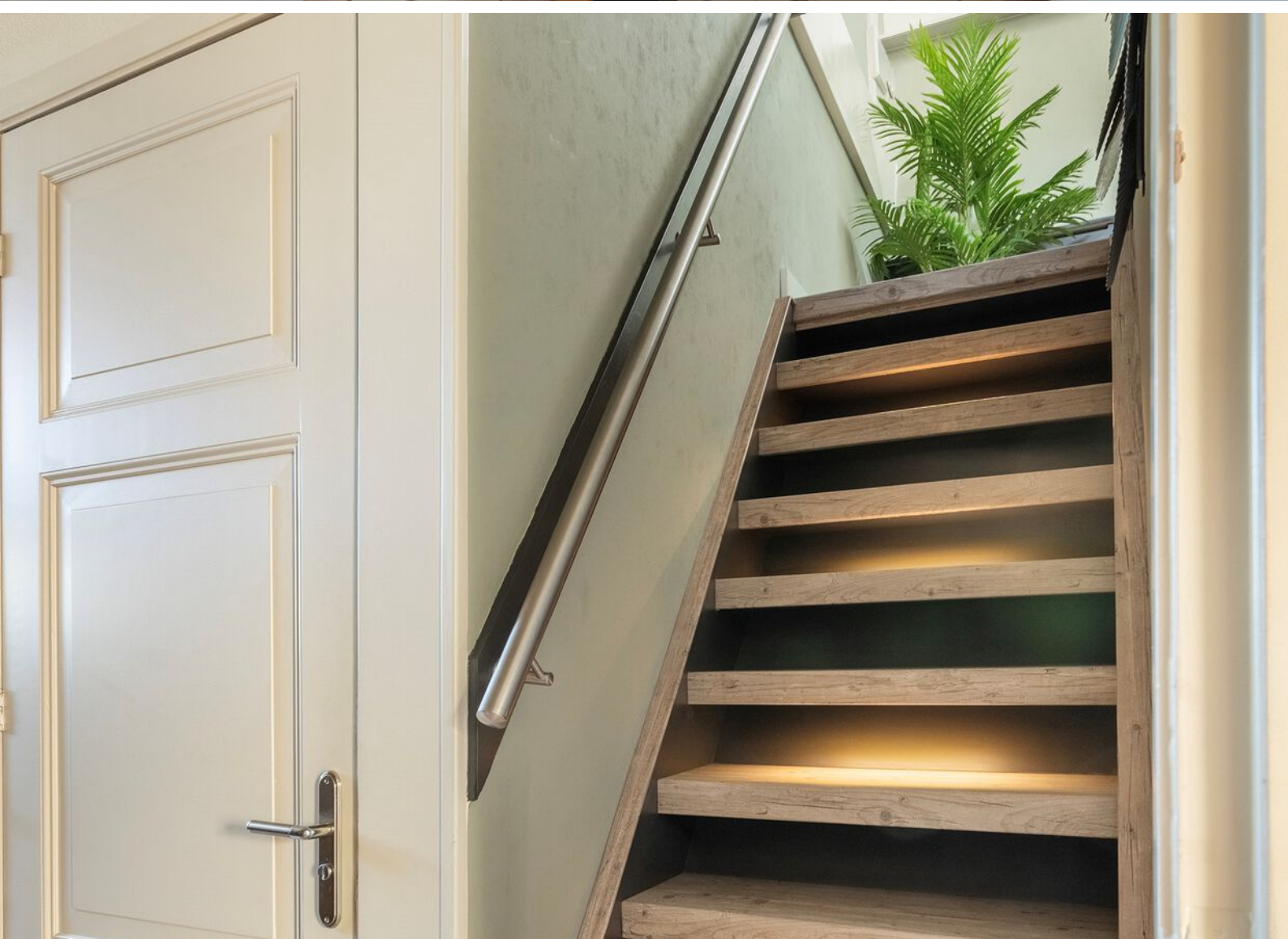
The country kitchen is spacious and has a lot of storage space...

There is a cooking island and various built-in appliances: including an oven, combi oven, dishwasher, 5-burner induction hob, high-pressure steam oven and an American refrigerator...

The floor has underfloor heating and the cellar is under the kitchen...

This basement space is accessible by a staircase, is approximately 9m² in size, has headroom and is ideal for use as (cool) provision storage...

Or perhaps a wine cellar?















Garden...

The backyard of the house offers all the privacy and space to relax and unwind in the sun or in the shade...

The deep garden is located on the east and there is a lovely veranda at the rear...

The veranda (approx. 18m³) can be completely or partially closed (ideal in the spring) and there is plenty of room for a spacious dining area...

There is also a detached conservatory (approx. 17m²) with a luxurious glass sliding wall so that you can also relax optimally here...



Description of the House

For Sale! *** Kerkstraat 16, 2231 CZ in Rijnsburg ***

Live/work grandly in a fantastic location in the heart of Rijnsburg? Take the time and effort to come and view this house from the inside. We believe you will only get a true sense of this property and its potential once you see it in person!

This spacious, comfortable, detached house offers many possibilities, including: a private driveway (for 3 cars), a separate office/studio (approx. 45m²), a guest house (approx. 43m²), and a lovely veranda with a garden facing the sunny west. It is also suitable for informal care or multi-generational living.

Here at Kerkstraat 16, you live in the heart of Rijnsburg, within walking distance of the center and close to all the village's amenities. A characteristic and distinctive property, excellently maintained with care and attention. Modernized in recent years, equipped with 42 solar panels, a heat pump, and as a result, a very favorable A+ energy label.

Interested? Realtor Ronald Kooitje will be happy to take you on an extensive viewing and tell you more about this unique home!

Layout

Ground floor of the house:

Entrance through the front door into the hall, with meter cupboard and enough space for coats in the wardrobe. From the hall, you have access to the front room, currently used as a home office with a counter. Due to its corner location, this is a wonderfully light room, and the large window frame at the front is perfect for use as a (shop) display window. A modern separate toilet with a sink is also here. Stairs to the first floor. From the hall, you have access to the kitchen and the living room.

The spacious country-style kitchen offers plenty of storage space, a cooking island, and various built-in appliances: oven, combi-oven, dishwasher, 5-burner induction hob, steam oven, and an American fridge. The floor has underfloor heating, and below the kitchen is a cellar. This cellar space is accessible via a fixed staircase, is about 9m², has a standing height, and is ideal for (cool) pantry storage. Or perhaps a wine cellar?

The living room is approx. 47m² and has excellent natural light. It features a cozy fireplace, high ceilings, and a beautiful PVC floor with underfloor heating. From the large sliding doors at the back of the living room and via the hall behind the kitchen, you reach the garden. The hall with the door to the garden has a beautiful built-in cupboard with washing machine and dryer connections.

First floor of the house:

On the first floor, there is a spacious landing with built-in storage and access to the bathroom and two good-sized bedrooms. The bathroom is large and bright, with a large 'Velux' tilt window for extra light. It is equipped with a bathtub, walk-in shower with a double (steam) shower, and a vanity unit. Both bedrooms have 'Velux' skylights and custom-built wardrobes.

Second floor of the house:

On the second floor is a third bedroom, a large storage area, and a built-in wardrobe in the landing. The sloping roof creates a cozy atmosphere, and there are 'Velux' skylights. The beautiful staircase leading to the upper floors adds extra charm to the property.

Continued discription

Garden:

The rear garden belonging to the house offers complete privacy and plenty of space to relax and enjoy the sun or shade. The garden is situated to the sunny west, and there is a lovely veranda at the rear of the house. The veranda (approx. 18m²) can be fully or partially enclosed (ideal for spring and autumn) and has plenty of space for a large dining area.

There is also a detached conservatory (approx. 17m²) with a luxury glass sliding door, allowing you to relax here as well. The garden is beautifully paved, landscaped, and equipped with LED lighting. There is enough space for a play set or trampoline, and an outdoor kitchen or BBQ area is also possible.

Noteworthy detail: An underground rainwater tank was installed in the past. Capacity: approx. 6,000 liters. The collected rainwater can be used throughout the year, for example, to water plants. There is a hydro pump/sprinkler system to make this convenient.

Special features:

There is a spacious driveway next to the house where you can park multiple cars. An electric charging point is available. Extensive meter cupboard. Year of construction: approx. 1909. Living area of the main house: approx. 192m². Basement: approx. 9m². Building-related outdoor space of the main house: veranda at the rear façade of approx. 18m². Detached conservatory of approx. 17m². Storage (formerly a garage): approx. 23m². Volume: approx. 1,070m³. Living area of the guest house: approx. 43m². Detached office/studio: approx. 45m². The roof of this space is equipped with 30 solar panels. The roof of the house has an additional 12 solar panels. NEN 2580 measurement certificate available.

Seller's statement:

"We have decided to sell our beloved farmhouse because we are starting a new chapter in our lives. We plan to live and spend part of the year in Spain. It was not an easy decision, as this farmhouse means much more to us than just a house. It's a place full of memories and history that has cherished us for many years. After the renovation, it has become a modern and comfortable home, but now we hope that someone else, who will take just as much care and love for the house, will build a new life here. We would love for the farmhouse to become the heart of a family again, just as it has always been for us."

Want to know everything about the house you're going to view? Kooitje Real Estate Services uses the 'Woondossier.' Each viewer will receive the digital 'Woondossier' of this property before the scheduled viewing.

Is this your dream home and do you want to make an offer? You can! Kooitje Real Estate Services works with the new quality label for realtors: 'Fair Bidding.'

Delivery: In consultation

Asking price: € 1.395.000,- KK

This sales information has been carefully compiled, but no rights can be derived from it. We do not accept liability for any incorrect information.



Guesthouse

You have access to the guesthouse (16B) via the driveway and the side entrance.

The guesthouse is completely independent and approximately 43m² in size.

In 2024, the entire kitchen of the guesthouse was completely renovated...

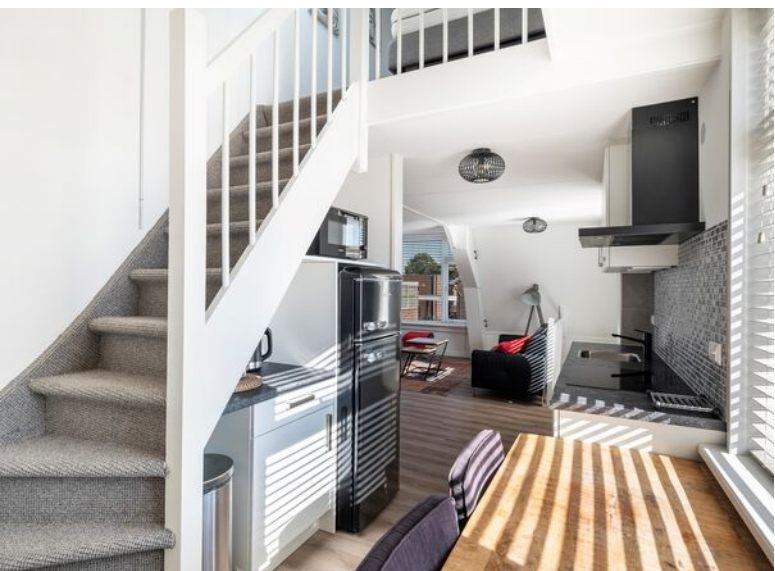
Because a large 'Velux' skylight has been installed in the roof structure, there is a lot of daylight, wonderful...

Don't need a guesthouse?

There is a smart architectural preparation in place, making it easy to reconnect with the mainhouse!







Guest house (16B)

Via the driveway and side entrance, you can access the guest house. The guest house is fully independent and about 43m² in size. On the ground floor, you will find a neat hall, wardrobe space, and a staircase. There is also access to the spacious bathroom, which is modern and tiled, with a floating toilet, vanity unit, designer radiator, and a pleasant shower area.

First floor of the guest house:

The staircase leads to the living room with an open kitchen. Due to its corner location, the guest house has ample natural light. It is modern and finished to a high standard, with a beautiful laminate floor, sun blinds, and comfortable air conditioning. The space is well-utilized, with several custom-built cabinets.

Recently (2024), the kitchen was completely replaced. Fully equipped with various built-in appliances. Adjacent is space for a dining table and elegant built-in cupboards. The space under the stairs to the second floor is very practically arranged with room for a fridge/freezer combination and a cozy coffee corner.

Second floor of the guest house:

Via a fixed staircase, you reach the sleeping area. The large 'Velux' skylight in the roof structure allows plenty of daylight to enter and provides ventilation.

Note: If desired, a simple modification can be made to make the guest house accessible from the main house. This was accounted for during construction. Maximum flexibility!



Outbuilding

The outbuilding is accessible via the driveway and is separated from the main house by a beautiful fence...

This detached space is modern and completely complete and can therefore be used for various purposes...

Consider your own office or practice space at home, a studio or perhaps an informal care or kangaroo home?

There are also options to offer the use externally, but depending on the use, different rules may apply...

We would be happy to tell you more about all the options during a viewing!







Detached office/studio:

The detached office/studio is accessible via its own entrance. It has a total area of approx. 45m². Located at the rear of the property, all on one level, making it easily accessible for people with limited mobility. The layout of the area (with space for a seating area) and its separation from the house's garden has been carefully designed to ensure privacy for all users. There is even a storage closet for garden supplies. How convenient!

Layout:

The layout of this space is modern and complete, making it suitable for various purposes, such as a home office, studio, or possibly an informal care or multi-generational residence. Through the entrance, you enter the fully equipped, modern kitchen with various built-in appliances. From here, you proceed to the cozy and light sitting area with a dining area.

With plenty of windows, this space is lovely and bright and offers views of the outdoor area. From here, you enter a hallway with a toilet. The toilet is modern and has a sink. You then enter the bedroom, which features a beautiful vanity unit and access to a lovely walk-in shower.

Fully self-contained and of excellent quality, it is ideal for independent use. The entire space is expertly and modernly designed, looking neat and well-maintained. Total area is approx. 45m².

Next to the office/studio is a large garage/storage area. Previously a garage, it is now practically arranged with a workbench, built-in cupboard, and space for a washing machine and dryer. You will also find the heat pump system here. Total area is approx. 23m².

Map Situation



Ground floor Kerkstraat 16

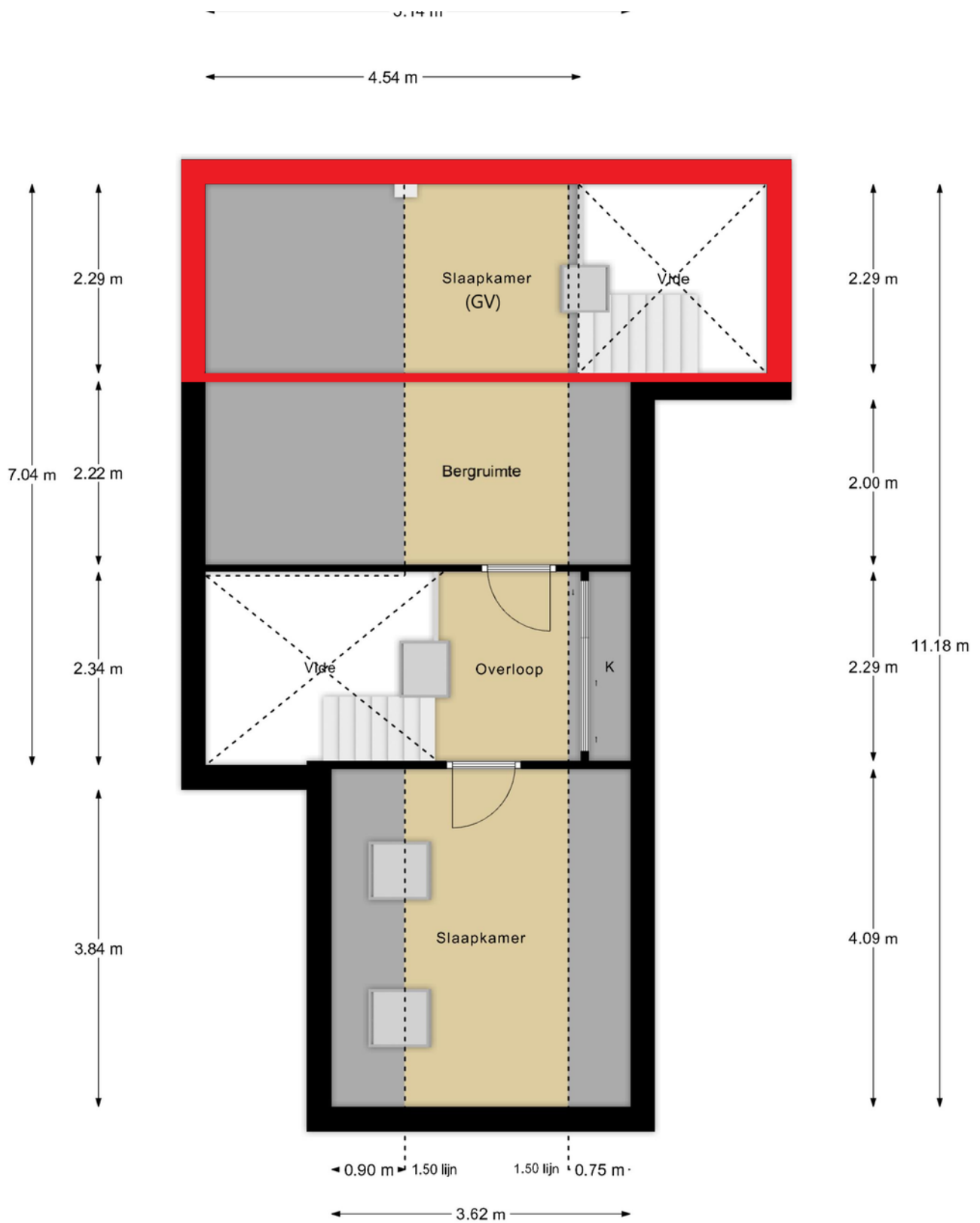


1st Floor Kerkstraat 16

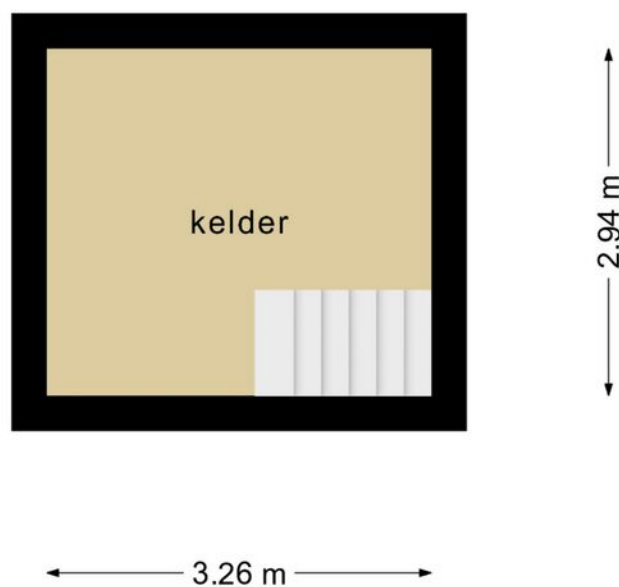


Deze plattegronden zijn opgemaakt voor indicatieve doeleinden. Hieraan kunnen geen rechten worden ontleend.

2nd Floor Kerkstraat 16

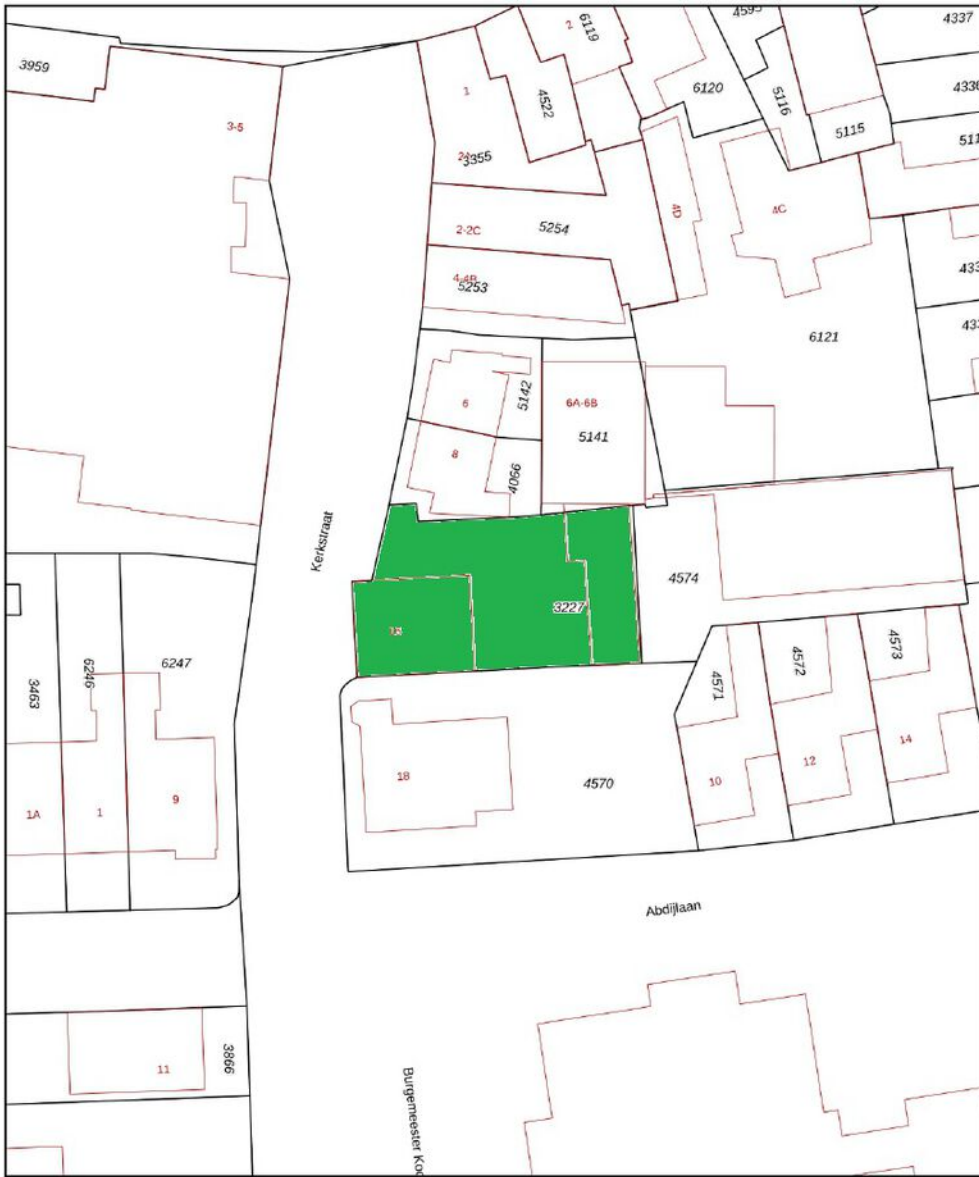


Flat basement House

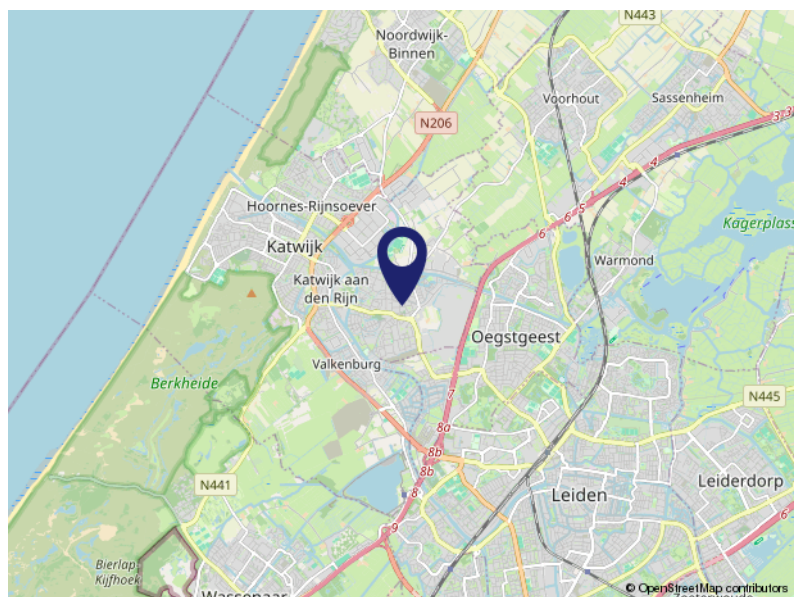
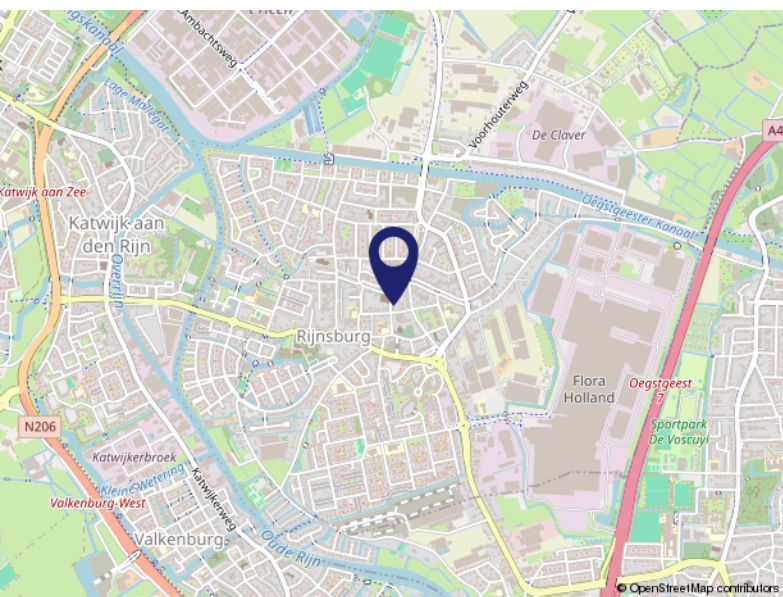
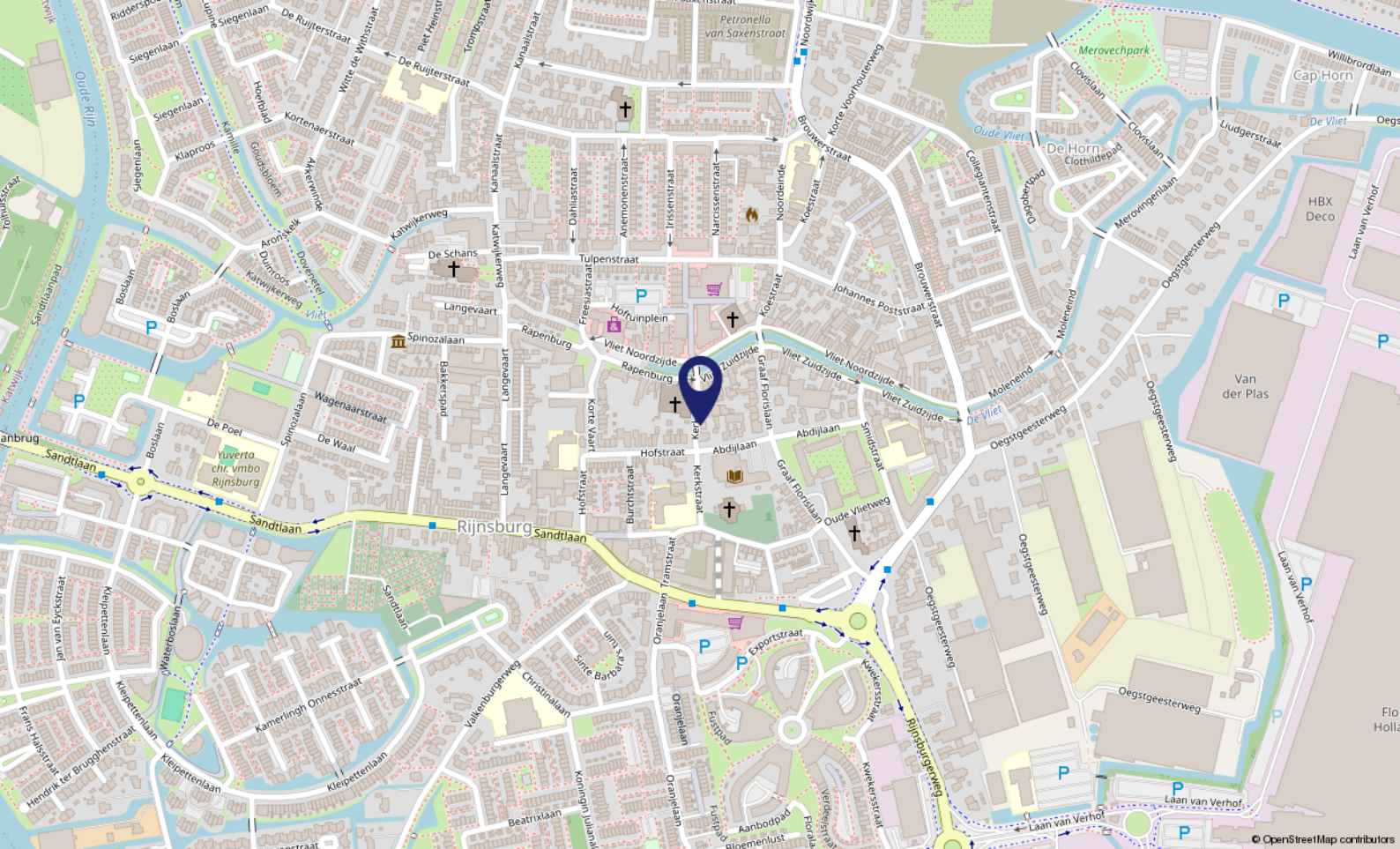


**Deze plattegronden zijn opgemaakt voor indicatieve doeleinden.
Hieraan kunnen geen rechten worden ontleend.**

Cadastral map



<p>12345 Deze kaart is noordgericht</p> <p>25 Perceelnummer</p> <p>Huisnummer</p> <p>Vastgestelde kadastrale grens</p> <p>Voorlopige kadastrale grens</p> <p>Administratieve kadastrale grens</p> <p>Bebouwing</p> <p>Voor een eensluidend uittreksel, geleverd op 11 juni 2022 De bewaarder van het kadaster en de openbare registers</p>	<p>Schaal 1: 500</p> <p>Kadastrale gemeente Rijsburg</p> <p>Sectie B</p> <p>Perceel 3227</p> <p>Aan dit uittreksel kunnen geen betrouwbare maten worden ontleend. De Dienst voor het kadaster en de openbare registers behoudt zich de intellectuele eigendomsrechten voor, waaronder het auteursrecht en het databankenrecht.</p>	
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Location on the map

KERKSTRAAT 16
2231 CZ Rijsburg

About us...

Kooitje (Cage)?

'Kooitje', a special name for a real estate agency?

No! It is – no more and no less – the surname of Ronald, our founder. He started in 2006. And with success. Because, we grew up over the years. By now we work with a super fun team of 4 enthusiastic home specialists.

Pleasure!

Real estate agents actually practically do the same job. About others we don't speak here. We can talk about ourselves! For us it is important that the customer feels at home.

Enjoying our work and passion for the profession are the most important conditions for this. We have that and you notice it. We take the time for everything we do. Seller, buyer or advice seeker, we enter into the relationship. Just because we want to know what's going on. So we ask sometimes just a little longer. Because everyone has its own story.

Result: good, honest, precise, optimal service and often unexpected solutions. Add to that the fact that we like short lines, know the regional market like the back of our hands, always offer clarity and much more, then Kooitje could well be the right choice.





Let's introduce ourselves

Who are we?

Ronald started his office in 2006 as an independent Real Estate Agent & Appraiser in Katwijk aan den Rijn, in the former SNS Bank building. Currently located at Ambachtsweg 5, Katwijk (ZH)

The Kooitje Makelaarsdiensten team now consists of 4 enthusiastic real estate specialists: Ronald Kooitje, Dikky van Duyvenvoorde, Ilja Kouwenhoven and Pieter Kuijt.

No matter if it concerns the sale, purchase or appraisal of your home? This is the right place! A clear and honest story and transparent prices always incl. 21% VAT. You know exactly where you stand with us.

Committed and Personal service

Our work area is focused on the housing market of Katwijk, Rijnsburg, Valkenburg and the surrounding area.

Because of that focus and the fact that we all live in our work area, we know better than anyone what is going on and what is about to happen in the housing market.

We are a member of VBO. In addition, we use the smart software from Kolibri, we work with 'Fair Bidding' and we use the 'Housing File'.

We bring all our accumulated knowledge and years of experience to you! This means you always have the right advantage on the housing market...

Voel je thuis!



Ronald Kooitje as a purchasing agent?

Buying a house?

Whether you find a dream home through us or come across it yourself, we are happy to be your purchasing agent.

We do the viewing together. We will then support you with everything that comes your way. This is comprehensive and often – also legally – complicated. So benefit from our extensive experience and knowledge!

We also know the tricks of the trade when negotiating with the seller. This often results in a purchase price that is very satisfying.

Curious about your options? Contact us and we will be happy to tell you more!

"Purchasing a house is often a very exciting process. That starts with the search for your dream house...

Dream house found! And now? With our years of experience as a real estate agent/appraiser in the region, we know better than anyone what to pay attention to when you want to buy a house.

You will be faced with questions such as:

What amount should I offer?

Do I need to have a structural survey done?

Who arranges my mortgage?

Do I need a valuation report?

We will help you with all these questions and more... "

Ronald Kooitje / Registered Broker-Appraiser



Lijst van zaken

	Blijft achter	Gaat mee	Ter overname	NVT
Buiten				
Tuinaanleg/bestrating/beplanting	X			
Buitenverlichting	X			
Tijd- of schemerschakelaar/bewegingsmelder	X			
Tuinhuis/buitenberging	X			
Vijver				X
Broeikas				X
Vlaggenmast				X
Zonnepanelen	X			
Woning				
Alarminstallatie				X
Schotel/antenne				X
Brievenbus	X			
(Voordeur)bel	X			
Rookmelders	X			
Veiligheidssloten en overige inbraakpreventie	X			
Screens	X			
Rolluiken/zonwering buiten	X			
Zonwering binnen	X			
Vliegenhorren	X			
Raamdecoratie, te weten				
Gordijnrails	X			
Gordijnen	X			
Rolgordijnen	X			
Vitrages	X			
Jaloezieën/lamellen	X			
Vloerdecoratie, te weten				
Vloerbedekking/linoleum	X			
Parketvloer/laminaat	X			
Warmwatervoorziening / CV				
CV met toebehoren	X			
Close-in boiler	X			

Lijst van zaken

	Blijft achter	Gaat mee	Ter overname	NVT
Geiser	X			
Thermostaat	X			
Mechanische ventilatie/luchtbehandeling				X
Airconditioning	X			
Kokend waterkraan	X			
Open haard, houtkachel				
(Voorzet) open haard				X
Allesbrander	X			
Kachels	X			
Keuken (inbouw)apparatuur, te weten				
Keukenmeubel	X			
(Combi)magnetron	X			
Gaskookplaat/keramische plaat/inductie/fornuis	X			
Oven	X			
Vaatwasser	X			
Afzuigkap/schouw	X			
Amerikaanse koel/vrieskast			X	
2 Wasmachines			X	
Wasdroger			X	
Verlichting, te weten				
Inbouwverlichting / dimmers	X			
Opbouwverlichting	X			
(Losse) kasten, legplanken, te weten				
Losse kast(en)	X			
Boeken/legplanken	X			
Werkbank in schuur/garage	X			
Vast bureau	X			
Spiegelwanden	X			
Sanitaire voorzieningen				
Badkameraccessoires	X			
Wastafel(s)	X			
Toiletaccessoires	X			

Lijst van zaken

	Blijft achter	Gaat mee	Ter overname	NVT
Veiligheidsschakelaar wasautomaat	X			
Waterslot wasautomaat	X			
Sauna				X
Telefoontoestel/-installatie				
Telefoontoestellen				X
Telefooninstallatie				X
Voorzetramen / radiatorfolie etc., te weten				
Radiatorafwerking	X			
Voorzetramen				X
Isolatievoorzieningen	X			
Overige zaken, te weten:				
Schilderijophangstelsysteem	X			



Voel je thuis!

**Dé makelaar
die weet waar ú zich thuis voelt.**

- Verkopen, aankopen, taxeren
 - Positief, no-nonsense
 - Laagdrempelig
- Deskundig, enthousiast
- Persoonlijke aandacht
- Transparante tarieven, altijd inclusief 21% Btw



Kooitje Makelaarsdiensten

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