

PHILLIPS & STUBBS



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COUNTRY



Beckets Court is wonderfully situated at the end of a stoned farm track in the small rural community of Fairfield, on a minor lane in a tranquil part of Walland Marsh, renowned for big sky views and picturesque walks. Opposite the entrance to the property is the iconic Fairfield Church, dedicated to St Thomas a Becket, standing in fields and approached by a grass causeway. Appledore (3 miles) provides daily amenities, including a village store, public house, tea shop and village hall as well as a branch line rail service to Ashford, where it connects with the high-speed service to London St Pancras and the Eurostar service to the Continent. Appledore to London St Pancras is 58 minutes. The village of Brookland (3 miles) has a primary school (Ofsted rated 'Good'). The medieval town of Rye is 8 miles away. Tenterden (to the North) and New Romney (to the South) are both also within 8 miles. As well as good local state primary schools, a number of independent prep schools are within striking distance: Ashford, St Ronan's, Vinehall and Dulwich. Grammar schools for both boys and girls are situated in Ashford and Folkstone and The Marsh Academy is in New Romney. Coastal bathing beaches lie at Littlestone and Camber, both about 7 miles. Excellent links golf courses are at Rye and Littlestone and there is an active sailing club at Rye Harbour.

A Grade II Listed sixteenth century period farmhouse presenting mellow brick and part rendered external elevations set with timber casement and sash windows beneath a pitched peg tiled roof incorporating a catslide. Internal features include exposed timber framing and massive inglenook fireplaces. To the rear, is an attached self-contained single storey annexe constructed in 1999 with fine rural views. It makes the property eminently suitable for multigenerational occupancy. Main house Council Tax Band F. Annexe Council Tax Band B

A panelled front door opens into an entrance vestibule with an old brick floor and an inner door opening into the main house with a triple aspect drawing room with exposed beams, and an inglenook fireplace with a fitted wood burner. A wide opening leads to a well-proportioned living room with an inglenook fireplace, bread oven and fitted wood burner, oak floorboards and exposed beams. An open studwork wall leads to a double aspect farmhouse kitchen with an inglenook fireplace housing a 4 oven Aga, a range of custom-made cabinets, comprising cupboards and drawers beneath woodwork surfaces, an inset stainless-steel sink, space and plumbing for a dishwasher, a stable door to outside and a terracotta tiled floor.

Adjacent is a rear hall with an open doorway to a boot room, a connecting door to the annexe and an oak door opening to the garden. Also, on the ground floor is an inner hall with a glazed door to outside and a cloakroom.

On the first floor, there is a spacious landing and three double bedrooms, one of which has an en suite shower room, together with a family bathroom. On the second floor, there are two attic double bedrooms with dormer windows providing fine rural views towards the Isle of Oxney.

To the rear of the property is an attached single storey annexe affording stylish open plan living accommodation comprising a double aspect living room with glazed double doors to the garden, a brick fireplace with a fitted wood burner and a fitted kitchen/dining room with a range of cabinets beneath work surfaces, an island/breakfast bar, an electric cooker, plumbing for a dishwasher and below counter space for a fridge. Adjoining is a utility room with a fitted work surface and plumbing for a washing machine. There are two double bedrooms both with modern en suite facilities.

Outside: The property is approached over a stoned track of about 0.4 of a mile leading to a parking and turning area for several vehicles, which in turn gives access to two garages, a tractor store and a detached brick-built home office. To the rear is a block of three stables currently used for storage and beyond is a productive kitchen garden. The delightful garden, which extends to about three quarters of an acre around the house, is set down to lawn with fruit trees, a brick terrace and burgeoning flower borders with a fine selection of perennials including acanthus, verbena, lavender, rubeckia, iris and anemone. Immediately adjacent to the rear of the main house is a paved terrace, basket weave pattern brick path and an enchanting formal rose garden segmented by geometric dwarf box hedging and yew topiary. To the southern and eastern boundaries, the garden is bordered by 'Puddledock Sewer', a colloquial term for a freshwater channel providing enjoyable coarse fishing. Beyond the garden the property is surrounded by its own land of about eleven acres comprising five fields, currently set down to pasture for sheep grazing, through which a rarely used public footpath crosses. To the far side of the land, sheltered by woodland planting, is the single-track branch line between Rye and Ashford with just two small trains per hour.

Services: Mains water and electricity. Oil central heating. Klargester Sewage Treatment Plant.

Guide price: £1,450,000 Freehold
(First time on the market for over 50 years)

Beckets Court, Fairfield, Romney Marsh, Kent TN29 9RZ



A beautiful detached Grade II Listed period farmhouse, together with a modern self-contained annexe, occupying a truly rural location set off a minor country lane in a wonderfully peaceful part of Walland Marsh. (Part of Romney Marsh)

- Entrance vestibule • Hall • Living room • Drawing room • Farmhouse kitchen • Rear hall • Boot room • Cloakroom
 - Three first floor double bedrooms • Shower room (en suite) • Family bathroom • Two Attic bedrooms
- Self-contained annexe comprising open plan living /dining room and kitchen/breakfast room, utility room and 2 double bedrooms with en suite facilities.
 - Annexe EPC Rating D
- Range of useful outbuildings including home office, stabling and garaging/workshops
- Gardens and grounds extending to about 12 acres



Directions: From Rye, proceed east on the A259 Folkestone Road. Stay on the road for about 5 miles and just after passing around the sharp left hand bend, take the next turning on your left towards Appledore. Proceed for about 1.5 miles where the entrance to the farm track leading to the property will be seen on the left shortly after passing Fairfield church.

Alternatively, from Appledore proceed out of the village in a southerly direction and take the second turning on the right just beyond the Military Canal. Proceed along this narrow, winding lane for about 2 miles where the entrance to the farm track leading property will then be seen on the right before reaching Fairfield church.

Denotes restricted head height



APPROX. GROSS INTERNAL FLOOR AREA 3918 SQ FT 363.9 SQ METRES (EXCLUDES OUTBUILDINGS & INCLUDES ANNEXE & GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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