

PHILLIPS & STUBBS

THE OLD BARN
WITTERSHAM, KENT



THE OLD BARN

Kingsgate Lane, Wittersham, Kent TN30 7NS

A stylishly converted barn affording a harmonious mix of traditional and contemporary living space, together with a separate annexe and garaging, occupying a magical rural setting nestled in glorious countryside towards the end of a private half a mile lane in gardens and grounds of approaching three acres.

Reception hall ■ Shower / cloakroom ■ Living room ■ Sitting room
Open plan kitchen and dining room ■ Utility / boot room
530 sq. ft Loggia with covered outdoor sitting and dining areas

Galleried landing ■ Three double bedrooms ■ Family bathroom

Barn style annexe building:

Double garage ■ Studio hall ■ Two double bedrooms ■ shower room

Oil central heating ■ Double glazed ■ EPC rating E

Formal garden, orchard and meadow of
approaching 3 acres in total

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.



Spectacularly situated towards the end of the shared private half a mile long Kingsgate Lane, in a group of five detached properties spread over approximately 10 acres, The Old Barn is set in the High Weald Area of Outstanding Natural Beauty on the rural outskirts of the village of Wittersham. Local facilities include a village stores, primary school, community market and the parish church of St Mary's, along with cricket, tennis and sports clubs. Within 4 miles is Peasmarsh village which offers Jempsons, an independent supermarket, and the market town of Tenterden is about 5 miles inland offering a wide range of facilities including Waitrose and Tesco supermarkets, quality shops, bank, public houses and restaurants. To the south, is the Ancient Town and Cinque Port of Rye (7 miles) renowned for its historical associations and fine period architecture. Ashford International Station (16 miles) provides a high-speed service to Stratford and London St Pancras (37 minutes). Headcorn station (12 miles) provides a commuter service into London Bridge, Waterloo East and Charing Cross in just under one hour. There are excellent schools in the area including Benenden School, Marlborough House, Sutton Valence, St Ronan's and Dulwich Prep School together with Highworth and Norton Knatchbull grammar schools and a number of well-regarded state schools at all age levels.

The Barn

A detached timber framed Kentish barn, converted to residential use in 1986, which combined with the Annexe provides five bedrooms, one family bathroom and two shower rooms. The Barn, is a black weatherboard clad with oak window frames and oak internal and external doors beneath a Kent peg tiled roof featuring a cat's slide to the rear over an open 530 sq. ft loggia/verandah with an old brick floor, which runs across the back of the house and provides a covered outdoor eating and sitting area. The interior is a mix of traditional and contemporary with white walls, exposed beams, flamed brushed granite flooring downstairs and white contemporary kitchen cabinets. The original planning permission was granted at a time when there were fewer constraints on modifying agricultural buildings. There are four pairs of oak framed glass double doors on the ground floor leading onto the loggia and the garden, which create a lighter airy interior than is often the norm.

On the ground floor, there is a double height reception hall with a turned staircase to the first floor and a shower/cloakroom with a rain shower and close coupled wc. The well-proportioned, triple aspect living room has a pair of glazed double doors to the loggia and garden and a fireplace with a fitted wood burning stove. The adjacent sitting room also has double doors opening to the loggia.





The open plan, double aspect kitchen and dining room, which has double doors to the loggia, is fitted with a range of handleless base cabinets comprising cupboards and drawers beneath work surfaces with an undermounted sink, two built-in Bosch ovens, an inset hob, two undercounter fridges and a freezer. Adjoining is a utility / boot room with a stable door to outside, a continuation of the kitchen work surface with base cupboards and an undermounted sink with mixer tap.

On the first floor, there is a galleried landing, three double bedrooms with vaulted ceilings and exposed timber framing, together with under eaves storage and a family bathroom with contemporary white fittings comprising a close coupled wc, a freestanding bath and twin wash basins.

The Annexe

Permission was granted in 2003 to build the annexe in the garden in the style of a traditional barn with black weatherboarding. The design provided "duplex" accommodation comprising a ground floor hall reception / studio and a first floor, served by an internal staircase, with a galleried landing, two double bedrooms, one of which has a balcony, under eaves storage and a w.c./shower room.

The two garages and equipment store which take up the remainder of the ground floor are accessed by a pair of double garage doors which open onto a separate parking area with its own access to Kingsgate Lane.

The Land

The property with the Barn, which is approximately three acres is bisected by the end of Kingsgate Lane which continue on to serve the last house in the lane: Kingsgate House.

The Barn, Annexe and formal garden sit in approximately half an acre to the South of the lane, with the small orchard and the meadow situated to the North across the lane. The formal garden, which has a greenhouse/ potting shed is laid out with lawn, interspersed with a paved seating area, eight flower beds, and is enclosed by hedging and stock proof fencing. The views to the South are to pastures and hilly woodlands, to the East down across the surrounding farmlands towards Reading Street and beyond.

On the North side of the lane the small orchard, which has five apple trees, a pear tree and a plum tree runs into the meadow. The meadow which has been always been routinely mowed, is enclosed on three sides by hedging and stock proof fencing has, a small plantation of around forty trees on the Western side. It is also the home to a rabbit proofed cutting garden. There are unspoiled views from the meadow to the North to Smallhythe and to the West across agricultural land to Rolvenden in the far distance.





Directions

From Rye, proceed north on the A268 going through Playden and then turn right onto the B2082 marked for Tenterden. Continue through the village of Iden, across the river Rother and pass on through the village of Wittersham. As you leave the village, the unmarked lane leading to the property will be found after about a third of a mile on the right hand side. The Old Barn will be found after about half a mile on the right-hand side.

From Tenterden, take the B2082, signposted to Wittersham and Rye. Continue along this road for about 4 miles passing through Small Hythe and on reaching the sharp left hand bend, where there is a turning to Rolvenden, continue straight on the B2082 towards Wittersham for just under a quarter of a mile and the private, unmarked lane will be found on your left hand side. The Old Barn will be found after about half a mile on the right-hand side.

Tenure

Freehold

Local Authority

Ashford Borough Council.
Council Tax Band G

Services

Mains electricity. Shared un-metered water supply. Oil central heating. Bio plant wastewater treatment plant.

Predicted mobile phone coverage: 02

Broadband speed: Fibre broadband 900Mbps available. Source Ofcom

Flood risk summary: VVery low risk. Source GOV.UK

Viewing

Strictly by appointment with Phillips and Stubbs.





Important Notice

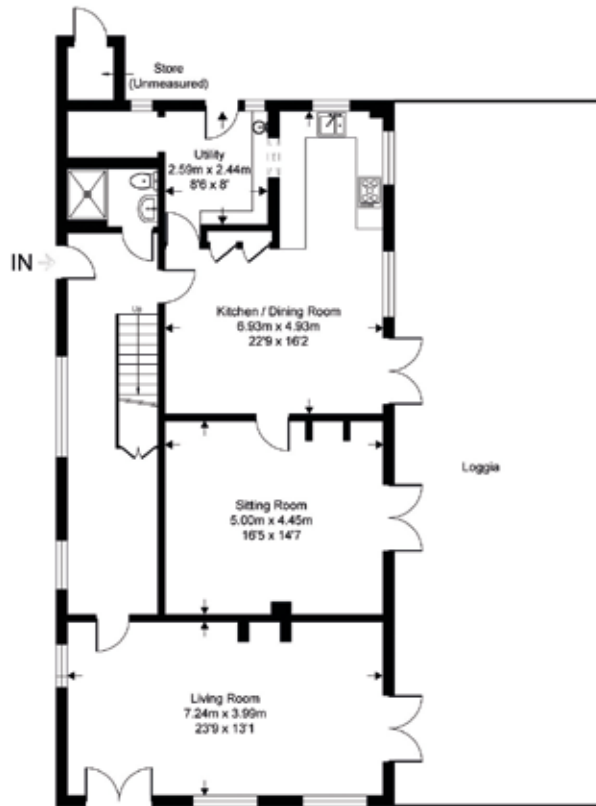
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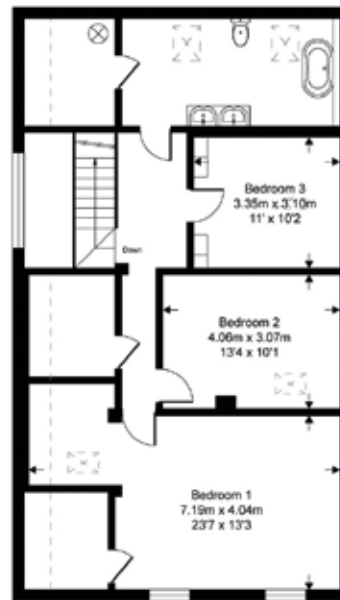
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The Old Barn

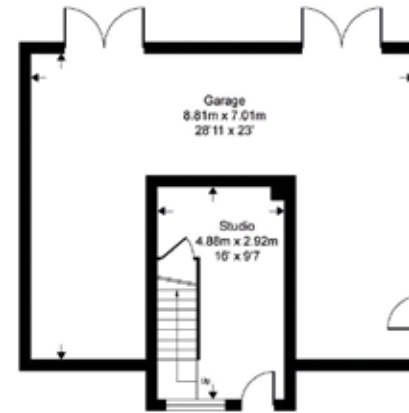
Approximate Gross Internal Area = 198 sq m / 2134 sq ft
 Approximate Garage Internal Area = 47 sq m / 509 sq ft
 Approximate Annexes Internal Area = 55 sq m / 588 sq ft
 Approximate Total Internal Area = 300 sq m / 3231 sq ft
 (excludes restricted head height & store)



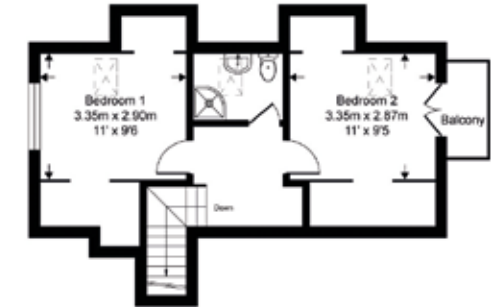
Ground Floor



First Floor



Annexe Ground Floor



Annexe First Floor

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