BELCOT MANOR FARM
TENTERDEN • KENT
BELCOT MANOR FARM
SMALLHYTHE ROAD, TENTERDEN, KENT, TN30 7LT

A family house with ancillary accommodation and outbuildings, located in a rural position yet close to Tenterden High Street

Main house:
Entrance hall • Kitchen / breakfast room • Utility room
Shower room • Drawing room with study area
Sitting room • Dining room • Cellar store room

Master bedroom with dressing area and en suite bathroom
4 further bedrooms (1 with en suite shower room)
Family bathroom

Detached cottage:
Kitchen • Sitting room
2 bedrooms • Study • Bathroom

Detached triple garage • Detached outbuilding
Tractor shed
Gardens and grounds • Ponds • Paddocks

In all about 11.4 acres
Situation
Belcot Manor Farm is situated on the outskirts of the picturesque and historic town of Tenterden with its tree-lined High Street flanked by historic Wealden tiled and weather boarded properties. Tenterden has a comprehensive range of boutiques, shops, supermarkets (including Waitrose), restaurants, coffee shops and public houses as well as schools, doctor's surgery and sports facilities. The area benefits from a wealth of leisure and tourist attractions including the Kent and East Sussex Steam Railway, Smallhythe Place (National Trust), Chapel Down Winery and Biddenden Vineyards along with the weekly market in Tenterden.

Road:

Rail:
Headcorn 9 miles (London Bridge about 1 hour). Ashford International 13 miles (London St Pancras from 36 minutes).

Air:
Gatwick 46 miles. Heathrow 75 miles.

Schools:

Shopping:

Leisure:
Golf at a number of courses in the vicinity. Sailing and fishing at Bewl Water and on the south coast. Walking and off-road cycling at Bedegbury.
The Property

Belcot Manor Farm comprises an attractive brick built detached family house, built by the current owner’s family about 30 years ago, using reclaimed old materials giving the property a feel of a period house. Particular features include part tile hung upper elevations, leaded light windows, exposed timbers and open fireplaces. Internally, the property offers flexible reception space / family accommodation and is presented in good order.

In addition to the main residence there is a detached two bedroom cottage, also brick built, offering ancillary accommodation to the main house. Planning Permission exists to demolish the barn and erect a two storey rear extension to the cottage. Further details can be found at: www.ashford.gov.uk/planning-and-building-control
Reference: 15/00154/AS

There is also a large brick built detached triple garage, a detached summer house (currently used as a therapy room), various other outbuildings including a large barn / workshop and a tractor shed.

Gardens and Grounds

The property is approached off the Smallhythe Road over an initially shared driveway leading onto a long private driveway to a parking area for the house. The driveway then continues, sweeping round to the cottage.

The gardens are beautifully maintained and include lawned areas and wonderful views over the surrounding countryside. There are two large ponds and two paddocks, which are on either side of the driveway.

In all the property extends to about 11.4 acres.

Please Note: A public footpath passes through the right hand paddock.
Directions (Postcode TN30 7LT)
From Ashford, proceed in a southerly direction on the A28 towards Tenterden and Rolvenden. Proceed through Tenterden town, turning left at the end of the High Street onto Smallhythe Road (B2082). Proceed down the hill and the entrance to Belcot Manor Farm will be found on the left hand side (directly opposite the cricket pitch).

Local Authority
Ashford Borough Council, Tel. 01233 331 111.

Services
Mains water and electricity. Private drainage. Oil-fired central heating in the house; electric heating in the cottage.

Fixtures and Fittings
All those items regarded as vendors’ fixtures and fittings, together with the fitted carpets and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.
Belcott Manor Farm

House - Gross Internal Area: 319.8 sq.m (3442 sq.ft.)
Approximate Gross Internal Floor Area
Cottage: 88.5 sq.m. / 952 sq.ft.
Garage: 79.3 sq.m. / 853 sq.ft.

This plan is for guidance only and must not be relied upon as a statement of fact.
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