If a stunning, panoramic view is at or near the top of your priorities, Palstre Barn will be hard to light. The Barn sits in an Area of Outstanding Natural Beauty between the villages of Wittersham and Rolvenden Layne on the south side of the Isle of Oxney (part of the High Weald of Kent). It looks down into the valley and over to the other side with unrestricted views, not a telegraph pole, road and hardly another building in sight. Yet whilst rural, the location is not isolated, the nearest Waitrose is a mere 4 miles away! The Tenterden/Bodiam steam train can be seen chugging through the valley to the west. Barn-owls have made their home in the original opening at the roof’s apex. Wittersham itself has a village store and there are several thriving country pubs nearby. Four miles to the North lies the charming market town of Tenterden (described by the Barn’s owners as “small but perfectly formed”) and served by Waitrose and Tesco supermarkets, doctor’s surgery, banks and a raft of independent pubs, shops and restaurants. Friday is market day. The historic town of Rye, renowned for its mediaeval fortifications, fine periodic architecture and plethora of artistic and cultural events lies seven miles to the south. Camber Sands is a stone’s throw away. Four miles to the North lies the charming market town of Tenterden (described by the Barn’s owners as “small but perfectly formed”) and served by Waitrose and Tesco supermarkets, doctor’s surgery, banks and a raft of independent pubs, shops and restaurants. Friday is market day. The historic town of Rye, renowned for its mediaeval fortifications, fine periodic architecture and plethora of artistic and cultural events lies seven miles to the south. Camber Sands is a stone’s throw away. To cap it all the internationally renowned Chapeldown vineyard is a mile from the Barn’s front door. There are a number of public and state schools available in the area. Mainline stations to London are available from Ashford (17 miles) where there is a high speed service to St Pancras (journey time 37 minutes). Alternatively, Headcorn and Staplehurst stations are approximately 13 miles away.

Palstre Barn is a brick-built (unusual for the area) former grain store dating from the late 19th century. It was converted by the current owner during 2002. The project was supervised and undertaken by the acknowledged expert, David Cox of Cox Restorations ("Mr. Kent Barns") with meticulous attention to detail and has been fastidiously maintained since. The conversion integrates the contemporary with the original in an elegant, but design-led manner. Mixing steel with brick and wood, the property retains many of the original features with exposed timbers and brickwork. Some of the windows are the original circular. The interior doors are handcrafted from solid oak, as are the generous sills to all of the windows. The centrepiece of the conversion is the former “midstrey”: the double-height window structure, front and back, from which the panoramic views are seen in all their glory.

The accommodation comprises front door into the main open plan living space which incorporates a dining area opening through to the kitchen. Oak floorboards and quarry tiling throughout the ground floor, all with underfloor heating. Full height glazing (the midstrey) to front and rear with vaulted ceiling up to a galleried landing provides an abundance of natural light. In the living area there is a woodburning stove. A built-in book-case/display unit conceals a 9x6 foot cinema-screen. Operated by a remote switch, the screen unfurls to provide a spectacular viewing platform for TV and movies. The top-of-the-range German-made Hacker kitchen contributes to the contemporary. With a separate central island, it is fitted with an excellent range of cupboards and drawers incorporating a Smeg double stainless steel sink unit with granite surround, integrated Miele dishwasher, Thermador professional range cooker with (Calor) gas hob, microwave and wine-storage area. Space for American fridge freezer. The island unit contains additional drawers and wooden worksurface. Snug/bedroom 4 with period circular window. Utility/boot room with Butler’s sink, built in cupboards, door to garden, cupboard housing the oil fired boiler and hot water tank. Cloakroom comprising w.c and circular wash hand basin. A bespoke steel and wood staircase leads from the ground to the first floor.

First floor galleried landing with open study area, easily convertible to bedroom 4/5 if wished. Bedroom 1, covering the width of the Barn, is dual-aspect. Vaulted ceiling with tongue and groove painted panelling, period circular window. Walk in wardrobe with hanging spaces and shelving. En-suite bathroom comprising panelled bath, separate shower cubicle, w.c, wash hand basin, limestone tiling to walls and floor. Two further bedrooms, which, along with bedroom 1, enjoy the wonderful views. Both have vaulted ceilings. Bedroom 2 has a built in wardrobe. Family bathroom comprising panelled bath with separate shower unit over, w.c, wash hand basin, w.c, quarry tiled floor, cupboard with space and plumbing for a washing machine and tumble dryer.

Outside: The property is approached through a five-bar gate and down a gravelled driveway flanked by willow trees culminating in an area of turning/ parking and providing access to a detached double garage with adjoining workshop/gym. Note: Pre-application planning permission has been given for conversion of this building to further living accommodation. Incorporated within this building is a garden store with separate side access and a lean-to log store. To the rear of the barn is a brick terrace with the amazing views. The remainder of the grounds have been landscaped to the design of well-known local garden designer Charlotte Molesworth, with beech hedging enclosing a ‘secret garden’, areas of apple and pear trees and a croquet lawn. Wild-flower meadows have been planted with numerous dissecting pathways. A kitchen garden area has been created to one side of the Barn. The whole extends to approximately 2.5 acres.
Price: £1,250,000 freehold

Palstre Court Barn, Wittersham, Kent TN30 7PX

A stunning detached grain store conversion occupying a rural location enjoying widespread views over adjoining farmland being set in 2.5 acres of landscaped gardens.

• Main open plan living room with dining area opening into the kitchen • Utility room • Cloakroom • Snug/bedroom 4 • First floor galleried landing with open study area • Bedroom 1 with walk in wardrobe and en suite bathroom • 2 further bedrooms • Family bathroom • Double glazing • Oil heating with underfloor heating on the ground floor • Detached double garage with attached workshop, garden store and lean to log store • Landscaped gardens and grounds of approximately 2.5 acres • EPC rating D
Directions from Rye: Proceed up Rye Hill and after a short distance turn right onto the B2082, signposted Tenterden (9 miles), Iden (1 mile). Continue through the village of Iden and onto Wittersham, go through the village staying on the B2082 (Wittersham Road) heading towards Tenterden. At the far end of the village there is a sharp right hand bend with a grass triangle, turn left here signposted Rolvenden Layne and Rolvenden. Follow the lane for approximately 1/3 mile where the main shared entrance with Palstre Court Oast (signposted) will be seen on your right hand side, turn into the drive and immediately right into the private drive for Palstre Court Barn (unmarked).

Directions from Tenterden: From the western end of the High Street on the A28 take the B2082 (Small Hythe Road) south signposted Small Hythe, Wittersham, Rye. Just before entering Wittersham village on a sharp left hand bend turn right signposted Rolvenden Layne and Rolvenden. Follow the lane for approximately 1/3 mile where the main shared entrance with Palstre Court Oast (signposted) will be seen on your right hand side, turn into the drive and immediately right into the private drive for Palstre Court Barn (unmarked).
Viewing Arrangements: Strictly by appointment with Phillips & Stubbs

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