



**Duckies Farm,
Headcorn Road, Smarden, Kent TN27 8PN**

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Guide Price: £1,400,000**

"Duckies" offers a rare and exciting opportunity to purchase a most individual four bedroom country house with partly converted detached Oast, large outbuilding, stables and circa 10 acres of land (unmeasured), in a most enviable position within easy reach of the pretty and very sought after village of Smarden.

It is not hard to comprehend why the current owner was attracted to this very special location. Not only is the position simply stunning, but the property has masses of potential and in addition to offering someone the chance to live a more tranquil life, there is the opportunity for on-site income potential if desired or separate Annexe accommodation, subject to the necessary permissions.

A long leafy driveway leads to a large parking area in front of a sizeable outbuilding which currently serves as a four-bay garage, workshop and store. This property also benefits from a large natural pond which is a haven for wildlife. Viewing is highly recommended.

- **Individual country property in stunning location**
 - **Oast with planning consent for holiday let**
 - **Potential for use as separate family Annexe (stp)**
 - **Stables and pasture land of approx.10 acres**
 - **Large garden with stunning natural pond**
 - **Garaging / workshop with potential (stp)**
 - **Tranquil location away from main roads**
- **Wide choice of good local schools including Grammars**
- **Short drive to Headcorn station / Smarden village**

SITUATION Duckies Farm is situated in a lovely rural location on the fringes of the historic village of Smarden, close to the renowned Bell Inn and only a short drive from Headcorn station. Smarden is a beautiful Kentish village surrounded by glorious countryside, with a picturesque High Street. There is a friendly village community and good local facilities including a general community store with Post Office, butcher, primary school, village hall, cricket / football club and three public houses.

More comprehensive leisure and amenities may be found in Headcorn (2.7 miles), Tenterden (8.9 miles) and Ashford (11 miles). There is a good choice of schools in both the state and private sectors (including several grammar schools) in the surrounding area, with a well-regarded primary school in the village. For travel to London there are rail services from nearby Headcorn (journey time approx. 1 hour) and Ashford, with its high-speed service to St Pancras.

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ACCOMMODATION Brief description of accommodation (see floor plan for layout and room sizes). "Duckies Farm" is a rural oasis that comprises a modern 4-bedroom country home, partially converted detached Oast with planning consent for a holiday let and separate Annexe potential (stp), large outbuilding, stables and pastureland extending to circa 10 acres (unmeasured). As you approach the house, you are struck by its wonderfully secluded position which offers both privacy and solitude, and yet it is within a short drive of the pretty villages of Smarden and Headcorn.

The main house, which was built in the late 1980's, benefits from well-proportioned rooms, the majority of which have views of the beautiful garden and stunning countryside beyond. Sunny days are glorious here, with patio doors and windows thrown open to make the most of the idyllic surroundings, but cold winter days are equally as magical too, cosied up in front of one of the two wood burners.

As it stands, the main house, at just over 2,000 square feet of versatile living space, would suit any number of different buyers, but for those who like a project, there is much to get excited about here, as there is definitely scope to extend the current property to create a much larger modern home, subject of course to the necessary permissions.

And the potential does not stop there. The beautiful detached unlisted **Kentish Oast**, which has already been partially converted, not only has consent to be used as a holiday let, but would also provide ideal Annexe accommodation if needed, subject to planning.

There is also an additional sizeable outbuilding, formerly a farm building, that could offer potential for conversion. Currently divided into a large garage area, good size workshop and two ancillary storerooms, this building could be utilised in a number of different ways, including additional residential or business accommodation, subject again to planning.

OUTSIDE The garden, which has stunning views across the pastureland beyond, comprises a mixture of landscaped planting, mature trees, wide open lawns and a stunning natural pond. There is a lovely sunny decked area at the rear of the Oast which looks over the pond towards a pretty summerhouse and pontoon, perfect for lazy days in the sun. In addition there are two paddocks which lie to the south and west of the property, all suitable for the grazing of horses or livestock. The property also benefits from two stables and a hay barn, but the amount of acreage available would certainly support the addition of more stabling if required.

SERVICES Mains water and electricity. Oil fired boiler. Electric Aga. Private drainage shared between main house and oast. EPC: D Local Authority: Ashford Borough Council.

AGENTS NOTE We are advised by the vendor that the driveway leading to the house is owned by this property. The two converted one story barns on the right-hand side of the drive have a right of access over it at all times to their properties.

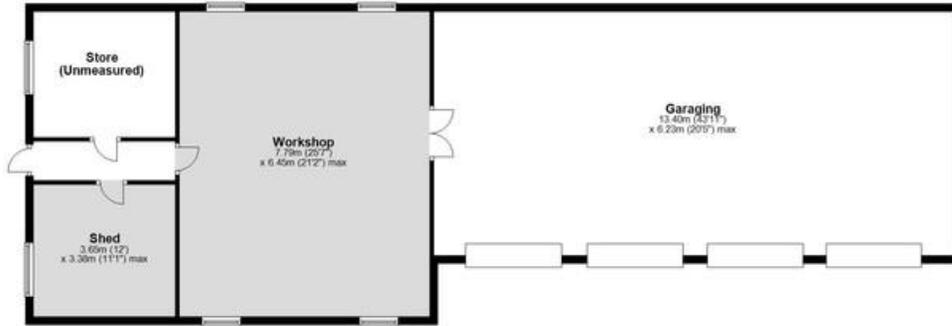
Planning consent was granted for the conversion of the oast into a holiday let by Ashford Borough Council under planning reference 16/00715. Details can be viewed online at planning.ashford.gov.uk.

DIRECTIONS From our office in Tenterden, proceed in an easterly direction along the A28 through St Michaels and take the first major turning on the left towards Biddenden. Continue through the village towards Headcorn until you reach a small rural crossroads (signposted Marley Farm and Charing). Turn right, continue along this road until you reach the Smarden Bell Inn on the right. Take the turning opposite this into Headcorn Road and Duckies can be found just down this lane on the left hand side.

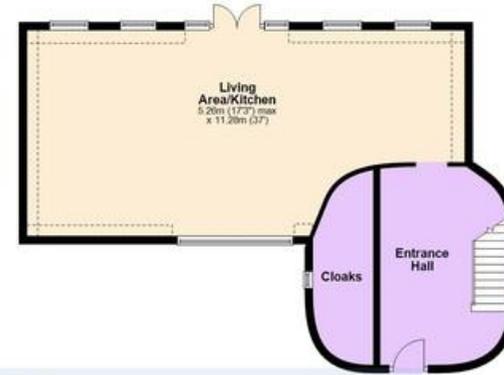
Viewing through WarnerGray 01580 766044



Outbuildings
Approx. 163.4 sq. metres (1750.0 sq. feet)



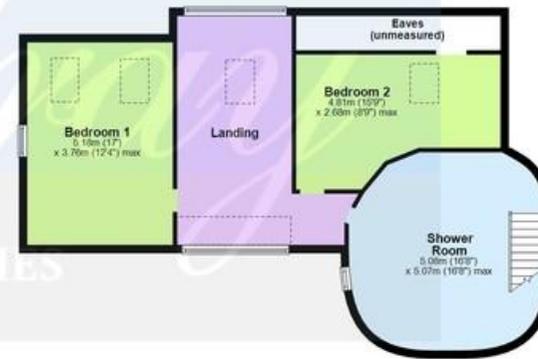
Partly Converted Oast House (Ground Floor)
Approx. 74.1 sq. metres (797.7 sq. feet)



Main House (Ground Floor)
Approx. 117.1 sq. metres (1260.1 sq. feet)



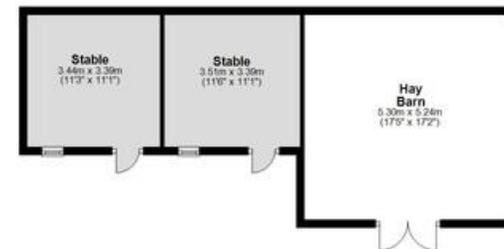
Partly Converted Oast House (First Floor)
Approx. 74.0 sq. metres (796.3 sq. feet)



Main House (First Floor)
Approx. 53.0 sq. metres (570.2 sq. feet)



Stable Block
Approx. 51.9 sq. metres (558.3 sq. feet)



Total area: approx. 565.5 sq. metres (6086.6 sq. feet)

Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide. Plan produced using PlanIt.



