



**Salters Barn,
Smallhythe Road, Tenterden, Kent TN30 7NG**

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Offers in excess of £950,000**

Located in a tucked away position in the hamlet of Smallhythe, surrounded by beautiful countryside and with far reaching views, Salters Barn is everything you could wish for in a truly rural retreat, and yet is within easy reach of the village of Wittersham and the historic town of Tenterden.

Unlisted, this 4 bedroom home, set in circa 0.65 acres of south facing grounds, not only has the quintessential charm of a Kentish barn, but for those with more modernist tastes, there is also a unique Scandi / mid-century feel, which can only be appreciated when viewed in person.

This flexible property also offers much in the way of potential (stp) and there is certainly the opportunity for dual occupancy or income generation. But it is the stunning location which really takes your breath away. Situated in a set back position along a quiet lane that you could easily miss if you didn't know it was there, surrounded by unspoilt National Trust grazing land, this property truly is a one-off gem.

- Charming unlisted 4 double bedroom Kentish barn**
- Double garage / driveway for plentiful off-street parking**
- Accessible & convenient semi-rural location**
- Surrounded by beautiful National Trust land**
- Stunning far reaching views towards Wittersham**
- Area of Outstanding Natural Beauty**
- Cinque Port town of Rye & coast a short drive away**
- Many wonderful countryside walks on doorstep**
- Wide choice of good local schools including Grammars**
- High speed rail link at Ashford / mainline station at Headcorn**

SITUATION: "Salters Barn" enjoys a tucked away, but most convenient semi-rural location in the pretty hamlet of Smallhythe, just over 2 miles distant from the sought after town of Tenterden, with its comprehensive range of shopping facilities and amenities. It also benefits from being in the heart of the Weald countryside, with immediate access to many good walks. The renowned vineyard of Chapel Down is very close by, as is the National Trust property, Smallhythe Place. The historic Cinque Port town of Rye and the coast are a short drive away. A variety of educational opportunities exist in the local area and this property also benefits from being within the catchment for the Ashford Grammar Schools. The area is well served for transport links. Headcorn Station offers services to London taking about an hour and Ashford International has the high-speed service to London St Pancras (about 37 minutes).

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The accommodation comprises the following with approximate dimensions :

KITCHEN/BREAKFAST ROOM 17' 0" x 11' 4 max" (5.18m x 3.45m) A door from the outside leads directly into the modern kitchen, which is both a functional space as well as a beautiful one. The kitchen has a range of cream high gloss contemporary units, drawers and cupboards with granite worktops and one and a half bowl sink. Built-in eye level Electrolux oven and steam oven. Five ring gas hob with extractor above. Integrated dishwasher and fridge / freezer. A woodblock breakfast bar with storage below and views over the garden and pastures beyond is a lovely place to sit and have your breakfast and morning coffee. Ceramic tiled floor.

DINING AREA 18' 4" x 10' 11 max" (5.59m x 3.33m) This attractive room, which is cleverly divided by beams from the sitting area and has steps down to it, is currently used as a formal dining room. Stairs to first floor.

SITTING ROOM / STUDY 29' 6" x 16' 11 max" (8.99m x 5.16m) Steps from the dining area lead down to the spacious double aspect sitting room which has a welcoming, warm feel. A large brick built fireplace with eco-friendly wood pellet burner provides a cosy focal point. Sliding patio doors to the side offer lovely views of the garden and open up to make this space light and airy. To one end of the room is an area which could be used for quiet contemplation or as a study amongst other things. Ceramic tiled floor.

LOBBY 7' 9" x 4' 6 max" (2.36m x 1.37m) A rear lobby links the dining area to the cloakroom, entrance vestibule / orangery and guest wing on this floor. Space for cloaks and boots.

CLOAKROOM Comprises a wash basin and w.c.

BEDROOM 4 / SITTING AREA / EN-SUITE 24' 3" x 10' 3 max" (7.39m x 3.12m) This double bedroom, with its sunken sitting area and en-suite shower room, would be perfect for anyone wanting a downstairs bedroom, guest suite, separate space for a family member, or for someone considering running a B and B or holiday let business. The **EN-SUITE** comprises: corner shower; wash basin; heated towel rail w.c.

ENTRANCE VESTIBULE / ORANGERY 16' 5" x 7' 9 max" (5m x 2.36m) This space links the main house to the garage block where the utility and office are also situated. The glass roof and front to this area means that it would make a fantastic orangery / hot house or even a studio cum hobby room. It could also simply serve as an entrance hall for the storage of coats, bags, boots, dogs and children!

UTILITY 7' 9" x 6' 11 max" (2.36m x 2.11m) A useful space which houses the oil-fired condensing Boiler. Built-in cupboards with worktop and sink unit. Doors to office and garage.

OFFICE / STUDIO 9' 4" x 6' 8 max " (2.84m x 2.03m) This acoustically insulated room has been used as a music studio and home office.

DOUBLE GARAGE 18' 0" x 17' 6 max" (5.49m x 5.33m) A door from the utility leads into the double garage which is a brilliant storage space for busy / active families.

FIRST FLOOR GALLERIED LANDING Stairs from the ground floor dining area lead up to a galleried landing where there is a useful built-in cupboard and room for free standing furniture.

BEDROOM 1 18' 7" x 11' 5 max" (5.66m x 3.48m) The spacious and very calming principal bedroom is somewhere to relax at the end of a long day.

Large, free standing wardrobes (included in sale). Windows (one velux) to two sides. Ceramic tiled floor.

BEDROOM 2 12' 3" x 9' 9 max" (3.73m x 2.97m) A lovely double bedroom with far reaching views. Built-in storage.

BEDROOM 3 12' 2" x 9' 7 max" (3.71m x 2.92m) A double bedroom with windows to two sides, currently used as an office. Ceramic tiled floor.

SHOWER ROOM A compact shower room with shower, corner basin and w.c. Ceramic tiled floor.

BATHROOM A modern traditional style bathroom comprising: roll top claw footed bath with mixer tap and hand held shower attachment; pedestal wash hand basin and w.c. Ceramic tiled floor.

OUTSIDE Salters Barn sits in an elevated position along a private lane and is approached over a gravel driveway where there is ample parking for any number of cars.

The south facing garden, which we understand extends to circa 0.65 acres (tbc), is at the front of the house and is very much all about the wildlife and setting in which it sits. Not only is it a nature lover's haven, but it has spectacular views across the High Weald Area of Outstanding Natural Beauty towards Wittersham which is on the opposite ridge. This would certainly be a dream for anyone wanting an oasis of privacy and relaxation.

SERVICES Mains water and electricity. Oil fired central heating. Private drainage. EPC: tba. Local Authority: Ashford Borough Council.

LOCATION FINDER what3words: amending.firelight.sing



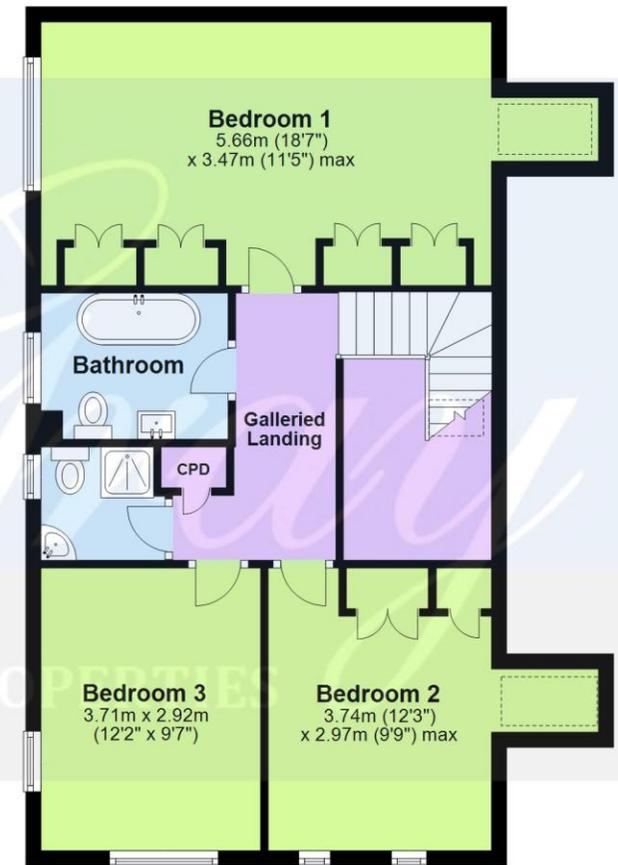
Ground Floor

Approx. 152.6 sq. metres (1642.8 sq. feet)



First Floor

Approx. 67.9 sq. metres (730.5 sq. feet)



Total area: approx. 220.5 sq. metres (2373.2 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 PlanUp.



