



**Leigh Green Barn,
Appledore Road, Tenterden, Kent TN30 7BE**

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Offers in excess of £1,100,000**

Located on the outskirts of the sought after Cinque Port town of Tenterden, "Leigh Green Barn" offers a rare and exciting opportunity to purchase a beautiful five bedroom unlisted 17th Century Kentish barn with enormous potential for flexibility of use. If desired, its adaptable layout would certainly allow for the creation of two separate living spaces, ideal if you are a family with more than one generation living together.

Originally converted in 2000, the present owners have spent 20 years sympathetically refurbishing this stunning space which has resulted in a very special home, where there is a wonderful blend of modern living and period charm. In addition to the main house, there is a detached studio which could be used for a variety of different purposes. This property also boasts mature landscaped cottage gardens, a large natural pond which is a haven for wildlife, a detached garage and driveway which can park several vehicles. Viewing is highly recommended.

**Unlisted detached 17th Century Kentish Barn
Versatile 5 bedroom / 3 bathroom accommodation
Bespoke garden studio with income potential (stp)**

Mature cottage gardens / large natural pond

Timber summerhouse / brick built garage

Gated driveway providing plentiful parking

Tenterden High Street approximately one mile distant

Many good countryside walks on doorstep

Wide choice of good local schools including Grammars

High speed rail link at Ashford / mainline station at Headcorn

SITUATION: This property enjoys a most convenient location on the outskirts of Tenterden, just under a mile from the picturesque High Street, which is well known for its abundance of independent shops, small cafes and restaurants. Tenterden also boasts a beautiful tree lined avenue and an abundance of historic buildings, comprehensive national High Street shopping names, banks, leisure and health facilities. A variety of educational opportunities exist in the town, all of which are within walking distance, and this property is also within the catchment for the Ashford Grammar Schools. 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). For those who have dogs or enjoy walking, you can take advantage of the miles of footpaths on the doorstep, taking you across wonderful countryside. In addition, the beautiful Cinque Port town of Rye and the coast are only a short drive away.

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Warner Gray



ENTRANCE HALL 21' 8" x 13' 1 max" (6.6m x 3.99m) Double doors open into a very light and airy dual aspect double height entrance hall with galleried landing above, that is spacious enough to act as a sitting area, study, or library. Stairs to first floor. Oak floor. To one end, this space is open to the dining room, and to the other, French doors give views over and access to the rear garden.

DINING ROOM 22' 3 max" x 14' 10 max" (6.78m x 4.52m) Situated between the entrance hall and the kitchen, this grand entertaining space is currently used as a dining room, but could work equally well as a large kitchen / dining / family room if desired and subject of course to any necessary permissions. Terracotta tiled floor.

KITCHEN 20' 3 " x 8' 6 max" (6.17m x 2.59m) A lovely, deceptively spacious galley kitchen with vaulted ceiling and bespoke shaker-style country base units with granite worktops and inset sink. Two oven gas Aga. Five ring induction hob with electric oven below. Integrated dishwasher. Space for washing machine, dryer, free standing fridge / freezer. Gas combi-boiler. Terracotta tiled floor. Door to outside.

INNER LOBBY 16' 11" x 3' 0" (5.16m x 0.91m) An inner lobby which leads off from the main entrance hall gives access to the four bedrooms and family shower room on this floor.

BEDROOM 2 14' 0" x 13' 7 max" (4.27m x 4.14m) A good size double bedroom which has direct access to the garden and a shared en-suite shower room. Vaulted ceiling. Oak floor. Built-in storage with open storage above.

BEDROOM 3 13' 11" x 10' 7 max" (4.24m x 3.23m) A double bedroom with external oak door to the front. Open storage above the en-suite to which this bedroom also has access.

EN-SUITE SHOWER ROOM This useful shower room with serves bedrooms 2 and 3 and comprises: Aqualisa shower, wash hand basin and w.c. Hand painted Moroccan floor tiles.

BEDROOM 4 / SNUG 16' 6" x 9' 6 max" (5.03m x 2.9m) Although currently set up as a snug, this room would make a good size double bedroom. Exposed brick feature wall and large built-in wardrobe. Oak floor.

BEDROOM 5 / STUDY 8' 8" x 7' 11 max" (2.64m x 2.41m) Currently a home office / study.

FAMILY SHOWER ROOM This spacious traditional style shower room with Barber Wilsons fittings, would certainly have room for a bath if desired. Comprises: corner Matki shower, pedestal wash hand basin and w.c. Two heated towel rails. Bespoke double door wall cabinet. Hand painted Moroccan tiles and limestone upstand to one wall. Under floor heating.

FIRST FLOOR GALLERIED LANDING 12' 9" x 7' 4 max" (3.89m x 2.24m) Linking the two halves of this floor, this landing would make the perfect quiet space for those who enjoy reading, listening to music or simply reflecting. It would also work well as a study area. The gallery has a lovely outlook out to the front and back garden. NB: There is some restricted head height to the first floor.

SITTING ROOM 22' 0 max" x 17' 6 max" (6.71m x 5.33m) With its beautiful vaulted ceiling, original wall beams in places and large wood burner, this spacious room exudes warmth and is perfect for family evenings and cosy nights by the fire. Oak floor.

PRINCIPAL BEDROOM / EN-SUITE 22' 0" x 14' 0 max" (6.71m x 4.27m) A door from the galleried landing leads to a lovely spacious principal bedroom with vaulted ceiling and en-suite comprising: hand painted roll top claw footed bath with Barber Wilsons mixer tap and hand shower attachment; wash hand basin with storage under; and w.c. Hand painted Moroccan tiles.

OUTSIDE An electric gated driveway leads to good amounts of off-street parking in front of the barn and to the side where the brick built garage is situated. which could be used as a utility area with electrical power connected and storage above access by a loft ladder.

The barn is surrounded on three sides by beautiful mature cottage gardens which are completely in keeping with the character of the property. A patio with timber pergola at the back of the house makes an ideal setting for al fresco dining. Further decked patios at the front of the studio and overlooking the large natural pond make idyllic spots to sit and enjoy the sun and all the wildlife that the pond attracts. A timber summer house, currently used for storage, could make an ideal home office, play house, hobby room or somewhere to simply sit and enjoy the garden.

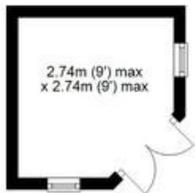
GARDEN STUDIO 25' 5 max" x 8' 10 max" (7.75m x 2.69m) Nestled in the garden close to the house is the stylish cedar clad detached studio which was originally built to cater for group yoga classes and is now set up as a family gym. With its cloakroom and fittings in place for a shower, this great space could be used in any number of different ways and even offers much in the way of business / income potential, subject of course to any necessary permissions. Underfloor heating. The house and the garden studio have a number of external power sockets.

SERVICES Mains water, electricity, gas and drainage. EPC Rating: C. Local Authority: Ashford Borough Council. Fibre optic broadband available. Council tax band G. **LOCATION FINDER** what3words: flowm.champions.trample



Summerhouse

Approx. 7.0 sq. metres (75.2 sq. feet)



Ground Floor

Approx. 148.5 sq. metres (1598.0 sq. feet)



Garage

Approx. 15.7 sq. metres (168.6 sq. feet)

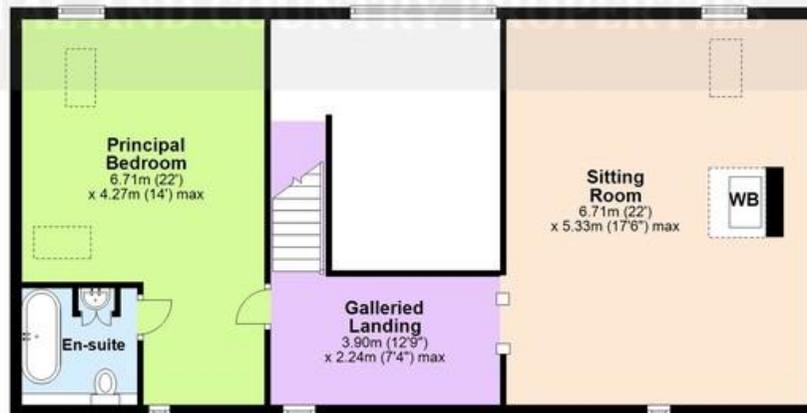
Garden Studio

Approx. 21.1 sq. metres (226.7 sq. feet)



First Floor

Approx. 92.5 sq. metres (995.9 sq. feet)



Garage

5.19m (17')
x 3.02m (9'11") max

Total area: approx. 284.7 sq. metres (3064.4 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.



