



# ELVEY FARM

PLUCKLEY, KENT

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ELVEY LANE, PLUCKLEY  
KENT TN27 0SU

**AN IDYLICALLY SITUATED GRADE II LISTED FARMHOUSE TOGETHER WITH A DIVERSE RANGE OF CONVERTED OUTBUILDINGS INCLUDING A DETACHED OAST, GRANARY AND STABLES, SET AMIDST LOVELY GARDENS AND ENJOYING PASTORAL VIEWS**

**In Total Approaching 6 Acres**

## **House**

- Entrance Hall • Sitting Room • Dining Room
  - Utility Room • Scullery • Rear Lobby
  - Wine Store
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- Master Bedroom with En Suite Bathroom
  - 2 Further Bedrooms • Family Bathroom

## **Kentish Barn & Adjoining Stable Conversions**

- Reception/Bar • Dining Hall • Kitchen • Larder • Two WCs
- 3 First Floor Bedrooms (2 En Suite) • 5 Self-Contained Suites

## **Detached Granary**

- 2 Self-Contained Bedroom Suites

## **Detached Oast House**

- Sitting Room • Store Room • 2 Bedroom Suites

## **Gardens, Outbuildings & Land**

- Delightful Gardens • Hot Tub • Extensive Car Parking
- Pole Barn • Substantial Atcost Machinery Barn
- Stable Block • 2 Fields



## DESCRIPTION

Elvey Farm is a diverse farmstead set in an idyllic countryside setting, with an impressive and versatile collection of period buildings that nestle amidst delightful cottage-style gardens which stretch away to open farmland. Currently, managed as a country house hotel, this fascinating and eclectic property affords potential purchasers a wonderful and increasingly rare opportunity to fulfil their individual requirements, subject to any necessary planning consents.

Elvey Farm currently comprises a delightful 15th century Grade II listed farmhouse which retains an abundance of charm and

character which is now in need of updating, a beautiful attached Kentish barn of generous proportions together with converted stables which presently house 5 self-contained suites, a skilfully converted and luxuriously appointed two storey granary with lovely views, a detached 2 bedroom oast conversion with private garden and to the southern boundary there is an open sided pole barn and a substantial atcost barn.

Elvey Farm is approached via a country lane, the drive divides, leading to a gravelled car parking area to the side of the house and there is an extensive area of parking to the south west.





DINING HALL



RECEPTION

## SITUATION

**Local & comprehensive shopping:** Egerton, which boasts a variety of clubs and societies, Post Office Stores and garage (2.1 miles) and Pluckley (2.2 miles), the Rose & Crown pub and restaurant (0.5 of a mile). More comprehensive shopping can be found in Headcorn, Ashford, Tenterden and Bluewater.

**Mainline rail services:** to London Charing Cross, Cannon Street, Waterloo East and London Bridge run from Pluckley (3 miles) and Headcorn (6 miles), with access to London Victoria from Charing. Ashford International (9.7 miles) has a high speed service to London St Pancras in about 37 minutes and Eurostar trains are available to Brussels and Paris.

**Education:** There are some excellent schools in the area. In the state sector there are grammar schools for boys and girls in Cranbrook, Ashford, Tonbridge, Maidstone and Canterbury, local primary schools at Egerton, Pluckley & Smarden and in the private sector, independent girl and boy's schools in Benenden, Hawkhurst, Ashford, Sutton Valence, Canterbury and Tonbridge.

**Motorway links:** The M20 and M25 motorway networks are joined at Leeds Castle J8 or J9 at Ashford.

## SERVICES

Propane gas fired central heating. Mains water and electricity. Private treatment plant.

## OUTGOINGS

Ashford Borough Council – 01233 330227  
Main House - Tax Band - G

## DIRECTIONS

From Ashford proceed from Junction 9 of the M20 to the secondary roundabout and then north along Maidstone Road (A20) to Hothfield and Charing. Take the signs to Pluckley and once through the village proceed down Forge Hill to the first right hand turning by the Blacksmiths Arms and then the next right hand turning towards Mundy Bois. Opposite the Rose & Crown turn right into Elvey Lane signed to the Elvey Hotel. Continue to the end of the lane.



SUITES

## AGENTS NOTE

A footpath crosses the property.

## VIEWING

Strictly by appointment with Savills on 01580 720 161





OAST



OAST BEDROOM



THE GRANARY



THE GRANARY BATHROOM



THE GRANARY BEDROOM







