



Attractive barn conversion with detached one bed annexe

Lenham Road, Headcorn, Kent TN27 9LQ

Guide: £1,150,000 Freehold





Beautiful oak framed barn conversion • Vaulted ceilings and exposed beams • galleried entrance • Inglenook with wood burning stove • Further detached annexe and garaging • Rural situation • only 1.5 miles from Headcorn station • Equestrian potential • About 5 acres

Local Information

Headcorn has a good range of shops catering for everyday needs and major supermarkets can be found in Tenterden, Ashford, Maidstone and Tunbridge Wells.

Mainline rail services run from Headcorn to London Charing Cross and Cannon Street whilst trains to London Victoria run from Lenham station. A high speed train service runs from London St Pancras to Ashford in about 37 minutes.

Education: There is an excellent selection of schools in both the state and private sectors at primary and secondary levels.

Motorway links: The M25 via the A21 can be accessed at J5 and the M20 via J8 both providing links to Gatwick and Heathrow airport and other motorway networks and channel tunnel terminus.

About this property

Barling Green Barn is a very attractive four bedroom timber framed Kentish barn conversion and detached annexe situated rurally on the edge of Headcorn just 1.5 miles from Headcorn mainline station. The property benefits from about 5 acres of paddocks, ponds and gardens and has good equestrian potential.

On the ground floor a galleried entrance flows to the sitting room which is full of feature beams and character and offers an inglenook fireplace and wood burning stove. The vaulted ceiling combined with the double aspect creates a feeling of light and space and it is a truly delightful room. Leading from the sitting room is the dining room also double aspect with beams. The kitchen is modern well fitted and well-designed with a separate utility room. There are two bedrooms (one currently used as a breakfast room) and a shower room also on the ground floor.

On the first floor the galleried landing offers a pleasant seating area looking out over the grounds and gardens. There is a stunning main bedroom, a good sized bedroom two and a luxury fitted bathroom with freestanding bath, twin basins, walk in shower and low level WC.

The annexe building is also a converted barn where a portion is used as a double style cart bay garage and two lock up stores but the remainder is currently used as a gym and cinema room, though the potential is endless. The entire first floor is a comfortable annexe comprising a sitting/dining room, kitchenette/bedroom and shower room. This building has superb potential and could be



used for many different types of ancillary accommodation.

Outside the 5 acres of grounds is divided into gardens with ponds and two paddocks which would be ideal for equestrian use.

Local Authority

Maidstone Borough Council

Energy Performance

EPC = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Cranbrook Office.

Telephone:

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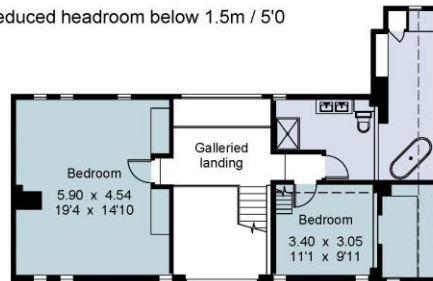
Barling Green Barn, Ashford

Gross internal area (approx) 222.2 sq m/ 2,391 sq ft

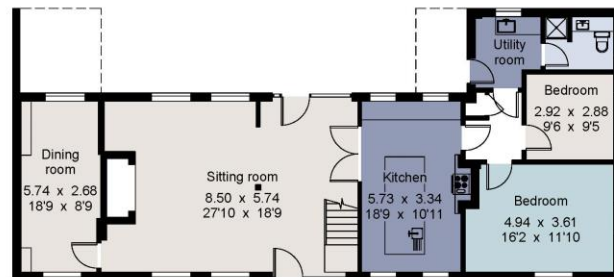
Studio / Annexe / Garage Building 202.1 sq m/ 2,175 sq ft

Total 424.3 sq m/ 4,566 sq ft

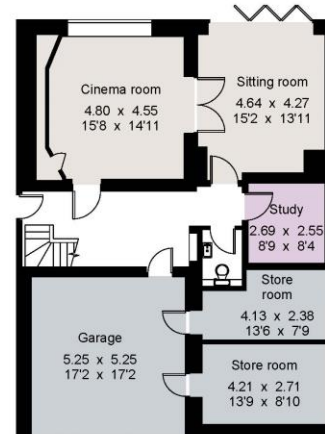
----- reduced headroom below 1.5m / 5'0"



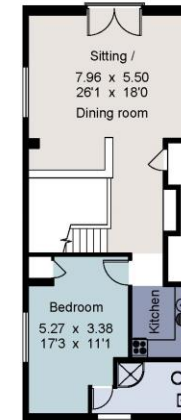
First floor



Ground floor



Ground floor



First floor

For identification only - Not to scale
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	80
		EU Directive 2002/91/EC	

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