



CGI

A beautifully situated substantial agricultural barn with planning for conversion

The Haybarn, Warehorne, Kent TN26 2EP

Freehold

Guide £750,000

savills



View to the south over farmland

Description

The Haybarn, formerly part of an old Kentish farmstead, sits in a delightful tucked away setting off a rural country lane, with an outlook to the south and west over neighbouring farmland.

The proposed plans allow for a contemporary-style building featuring elevations clad in locally sourced chestnut and extensive glazing to the south elevation, maximizing the use of available light and the enjoyment of countryside views. Internally, this energy efficient home benefits from approximately 2,755 sq ft of open-plan living accommodation arranged over two floors.



Proposed Accommodation comprises:

- Reception hall
- Sitting room
- Library
- Open plan kitchen/dining/family room
- Utility room
- WC
- Entrance and Rear Vestibules
- Principal bedroom suite with dressing room and shower room
- Three further bedrooms
- Family bathroom
- Off Road Parking
- Garden
- Drive



Situation

The Haybarn is situated about 2.5 miles from Warehorne village, with its village green, village hall, Grade I listed St Matthew's church and Woolpack Inn which are apparently linked via a tunnel that was built by smugglers.

About three miles to the south west is the pretty village of Woodchurch with village green. There are various local amenities including a post office, butchers, village store, doctor's surgery and two public houses. More comprehensive amenities can be found in Ashford (6.2 miles), Tenterden (7.3 miles) and Rye (11.5 miles).

Hamstreet station (2.8 miles) has services to Ashford, Rye, Hastings and Eastbourne. A high speed train service runs from Ashford to London St Pancras in about 37 minutes. Trains to London Charing Cross and Cannon Street can also be found at Ashford.

There is an excellent number of schools in both the state and private sectors at primary and secondary levels. These include Hamstreet, Woodchurch and Aldington Primary schools, Ashford School, Highworth Grammar School and The Norton Knatchbull School in Ashford, The King's School in Canterbury, Homewood School in Tenterden, Sutton Valence Nursery, Prep, Senior and Sixth Form School and Benenden School.

The M20 is accessed via Junction 10 or 11 giving good links to Dover ferry terminal, the channel tunnel and various motorway networks.

*All mileages and journey times are approximate
Services
All services to be connected

Outgoings

Ashford Borough Council - 01233 331111

Architects

Taylor Hare Architects Ltd Tel: 01227 668073 Email: hello@taylorhare.com Drawings used by permission. For illustrative purposes only, not to scale.

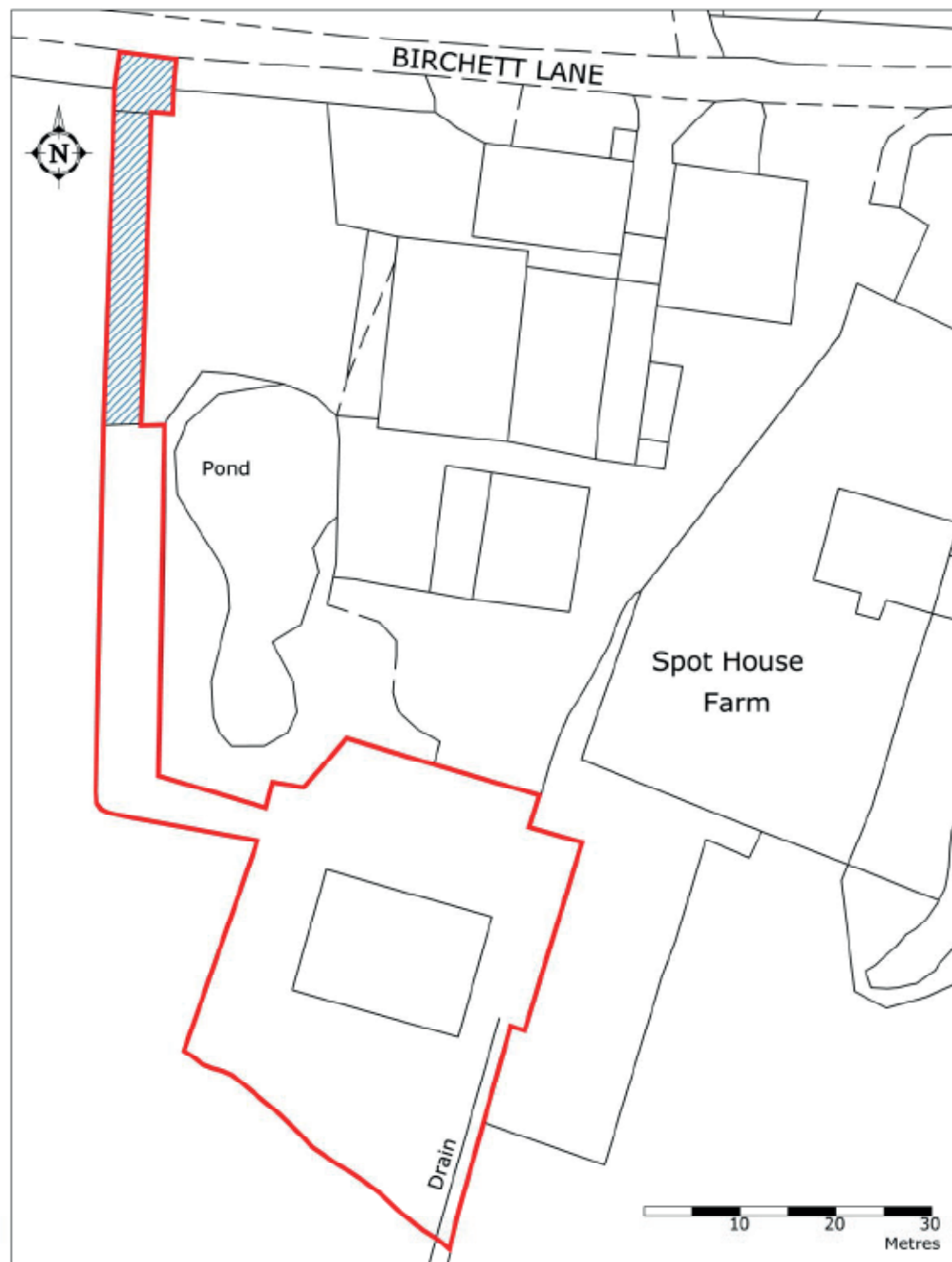
Directions

From our office in Cranbrook proceed down the High Street to The Hill at St David's Bridge. Travel towards Golford and continue for about 7 miles to Tenterden. In the centre turn right signposted to Woodchurch and proceed along the B2067 for about 9.4 miles passing through the village of Warehorne. On reaching the crossroads in Hamstreet turn left and continue passing the station, after 1.3 miles turn left into Birchett Lane and the drive to The Haybarn will be found after 1.3 miles on the left hand side.

VIEWING

Strictly by appointment with Savills on 01580 720161.

If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



The blue shaded area denotes a right of access for The Haybarn



The Haybarn drive

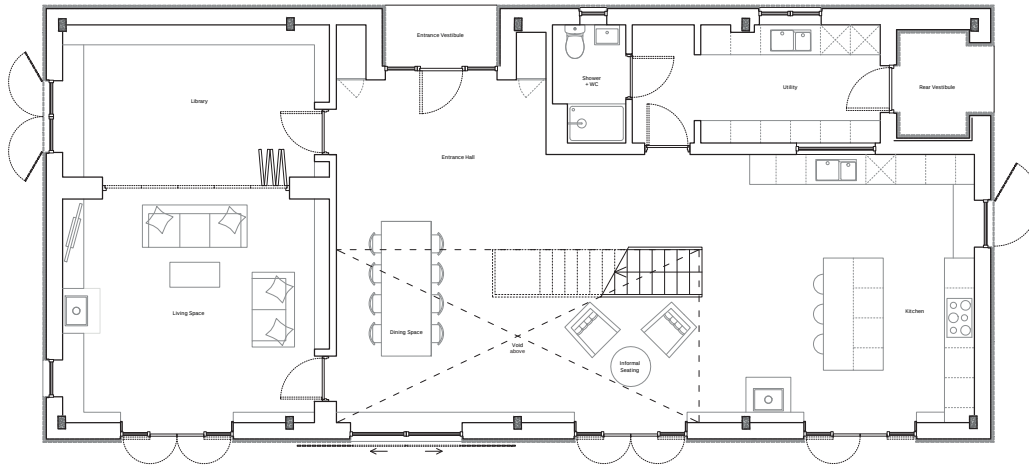
Proposed property at The Haybarn



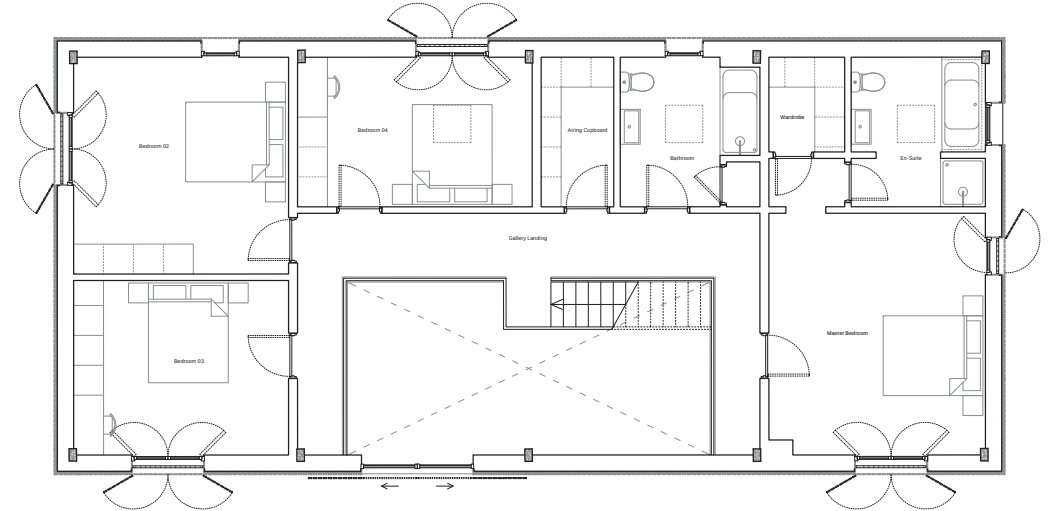
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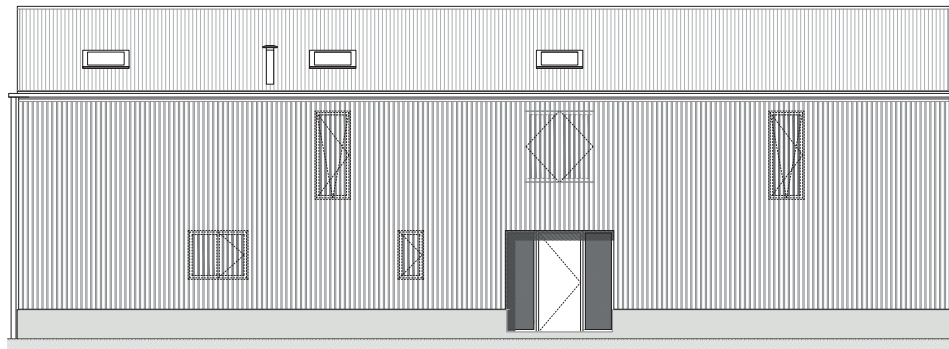
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Ground Floor



First Floor



Proposed North Elevation
(Closed Shutters)

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