



Lambert & Foster



THE BARN AT BIRCHLEY

FOSTEN LANE | BIDDENDEN | KENT | TN27 8DZ

A beautifully presented, recently converted detached Grade II Listed Wealden Barn dating back to 1459 providing character accommodation arranged over two floors with a wealth of oak joinery, incorporating vaulted sitting room/dining/kitchen with island and wood burning stove, three bedrooms, bathroom and separate shower room complemented by a landscaped garden including parking for two cars together with a single garage, all occupying a much favoured semi rural location set within the former grounds of Birchley House. Cranbrook School catchment area.

Guide Price £750,000
FREEHOLD



THE BARN AT BIRCHLEY

FOSTEN LANE | BIDDENDEN | KENT | TN27 8DZ

A beautifully presented detached Grade II Listed traditional Wealden barn, recently converted with a fine attention to detail, enjoying a wealth of exposed original and new oak joinery. The character accommodation is arranged over two floors with features including the vaulted sitting room/dining/kitchen with antique pine flooring, Stovax Studio wood burning stove on a raised brick hearth, fitted kitchen with granite worktops and splash backs, twin butler sink with mixer tap over, Stoves deluxe electric range style cooker with five burner hob, space and plumbing for dishwasher, space and electric points for freestanding fridge/ freezer and separate fridge, fitted shelving, island with inset sink with mixer tap over, drawers, storage shelving wine rack, floor to ceiling height window, oak stable door and glazed door opening out to the garden. Heavy oak latched doors from inner hall with brick floor to useful utility room with brick floor, space and plumbing for washing machine and platform over for tumble dryer. Bedroom one has a wealth of exposed timbers, fitted wardrobes to one wall and a pleasant aspect to front. A separate shower room is fitted with a white suite including part dado height tiling to walls, a tiled and glazed shower and a tiled floor with underfloor heating. A rise of stairs from inner hall leads to first floor landing with heavy oak latched doors leading off to bedroom two, with vaulted ceiling, a wealth of oak joinery and an aspect of front. Bedroom three also has a vaulted ceiling with a wealth of exposed timbers and an aspect of front. The bathroom is fitted with a traditional white suite including a freestanding rolltop bath, tiled and glazed shower and 'his and hers' wash hand basins, part tiling to walls, heated towel rail, vaulted ceiling and underfloor heating.

Outside, an attractive picket fence and gate with brick pathway leads to the front door, with front garden comprising an area of lawn with sleeper edged borders planted with lavender and verbena. The main garden is set to the side, laid to lawn with central brick pathway, punctuated with young trees including crab apple, cherry, oak and ash. Cotswold stone chipped parking and turning area is located at the far end with an area of lawn beyond, which subject to planning could offer space to build a timber cart lodge. A single garage is set within a block of three, beside the barn, fitted with double doors, power and light.



- Total floor area 1323sq ft/122.9 sq m
- Vaulted sitting room/dining/ room kitchen with antique pine floors and wood burning stove
- Wood wall and sheep wool natural insulation with breathable lime plaster and clay paint
- Underfloor heating throughout
- Three Bedrooms
- Bathroom with bath and shower
- Ground floor shower room
- A wealth of oak joinery including oak framed sealed unit double glazed windows
- Air source heat pump
- Front and rear 'landscaped' garden
- Parking and single garage en bloc
- Headcorn mainline station 6 miles Biddenden village 1.5 miles
- Cranbrook School catchment area

DIRECTIONS

At the Wilsley Pound roundabout on the outskirts of Cranbrook, take the right hand turning signposted to Sissinghurst/Biddenden A262. Continue on through Sissinghurst towards Biddenden. On reaching the outskirts of Biddenden, take the minor right hand turning by the grass triangle, opposite Bloomsburys, into Fosten Lane. Follow this single track lane, continue past the main entrance to Birchley House, taking the next clearly signposted drive to Birchley House Farm. Proceed up this shared drive, where upon the parking for The Barn will be clearly seen, signposted on the left hand side

GENERAL

Tenure: Freehold

Services: Mains electricity and water. Shared private drainage with a 50% share of expenses. Shared main drive, maintenance obligation one quarter share. Air sourced heating.

Local authority: Ashford Borough Council

Council tax: TBC **EPC:** D

VIEWING

By appointment only.

Cranbrook Office: 01580 712888.

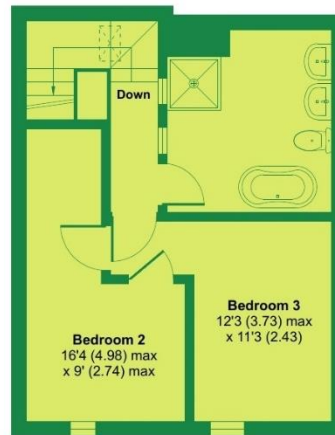
FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

The Barn at Birchley, Fosten Lane, Ashford, TN27

Approximate Area = 1323 sq ft / 122.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Lambert and Foster Ltd. REF: 1053285

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325
77 Commercial Road,
Paddock Wood,
Kent TN12 6DS

CRANBROOK, KENT

Tel. 01580 712 888
Weald Office, 39 High St,
Cranbrook, Kent
TN17 3DN

HYTHE, KENT

Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe,
Kent CT21 4HU

WADHURST, SUSSEX

Tel. 01435 873 999
Helix House, High Street,
Wadhurst, East Sussex
TN5 6AA

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