



'Our Focus Determines Your Reality'



Forsham Lane
Sutton Valence
Kent
ME17 3EP



Barn – Reception Hall * Kitchen/Dining Room * Utility Room
Two Ground Floor Double Bedrooms, One Ensuite * Bathroom

Two First Floor Double Bedrooms, Both Ensuite

Granary – Entrance Hall * Open-Plan Kitchen/Dining/Sitting Room
Ground Floor Principal Bedroom, Ensuite * Further Bedroom * Bathroom

First Floor Double Bedrooms

Grounds Approximately 2.5 Acres * Triple Garage/Workshop
Detached Home Office with W.C.



STRIKING CONVERTED BARN AND GRANARY

Sitting in approximately 2.5 acres, on a country lane, in an Area of Outstanding Natural Beauty, on the rural outskirts of Sutton Valence, this attractive barn is believed to date from the 17th century and is available with a detached converted Victorian granary holiday let, with both properties taking full advantage of their original period features. The barn also benefits from planning to extend and a well-appointed detached home office in the garden.

The barn consists of an entrance opening into a vaulted, double aspect reception hall with fireplace and log burning stove, and doors opening to the garden, a double aspect kitchen/dining room, and utility room with door to outside; also, on the ground floor there are two double bedrooms, one with an ensuite shower room, and a family bathroom.

Two separate staircases lead to the two vaulted double bedrooms on the first floor, each is ensuite, one with a bathroom and the other a shower room, both have tinted windows overlooking the reception hall.

Outside the barn is approached via a gravel drive which provides ample off-road parking and leads to the triple garage with attached workshop.



Sitting in approximately 2.5 acres with an area of enclosed garden which is laid to lawn interspersed with well-established flower and shrub beds together with a variety of mature trees, an attractive pond, a haven for visiting wildlife and a terrace from which to enjoy the garden. Situated within the garden is a detached home office including a w.c. An area of paddock adjoins the garden.

The granary consists of an entrance hall leading to a vaulted open-plan kitchen/dining/family room with a door to outside, a principal bedroom with an ensuite shower room and doors to the courtyard, a further bedroom and a family bathroom on the ground floor.

On the first floor there is a further double bedroom.

Outside there is a private courtyard style garden which is laid to gravel with raised flower and shrub beds and the granary also comes with its own parking.

The granary could be operated as a holiday let and provide a lucrative income stream.







SUTTON VALENCE

The village of Sutton Valence benefits from two hairdressers, two public houses and the renowned Sutton Valence School.

There are a range of Boutique Shops in the nearby town of Headcorn and more extensive shopping is available in Maidstone.

SCHOOLS AND CONNECTIONS

As well as Sutton Valence School there are several well-regarded schools in the area for children of all ages, in the form of independent, public, and state schools. More details can be obtained by visiting the website www.kent.gov.uk.

There are mainline train stations at Staplehurst, Headcorn and Maidstone and easy access to the M20, all of which offer good connections to the city and the coast.



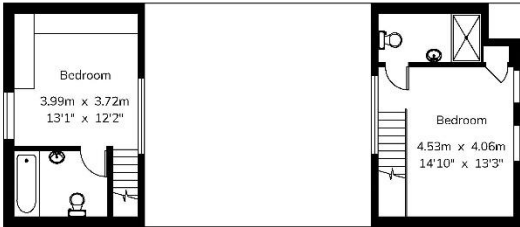


Tudor Barn

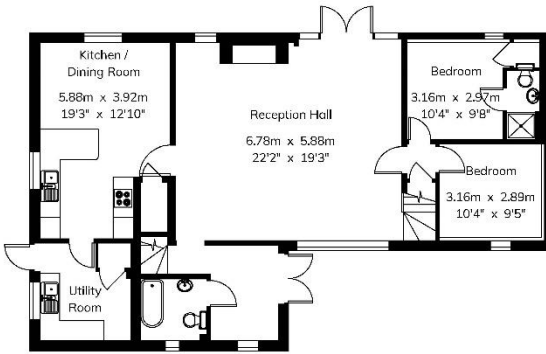
Barn - Gross Internal Area : 157.8 sq.m (1698 sq.ft.)
Granary - Gross Internal Area : 108.4 sq.m (1166 sq.ft.)
Garage / Workshop - Gross Internal Area : 50.7 sq.m (545 sq.ft.)
Office - Gross Internal Area : 26.0 sq.m (279 sq.ft.)



Barn

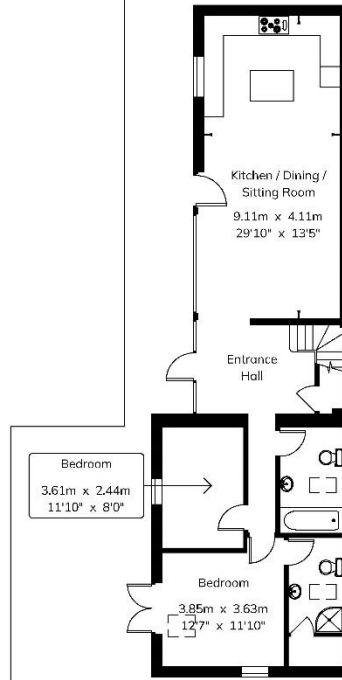


First Floor

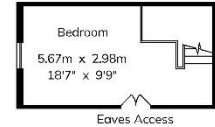
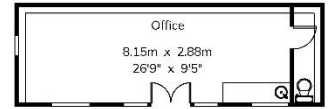
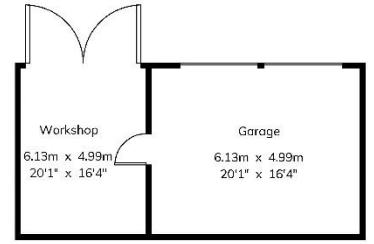


Ground Floor

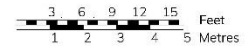
Granary



Ground Floor



First Floor



For Identification Purposes Only.

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SERVICES

Mains electricity and water.

Maidstone Borough Council - Council Tax Band - Barn - G
 Granary - D

EPC Rating: n/a

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com