



**Pipers Farm Puddingcake Lane
Rolvenden, TN17 4JS**

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£1,295,000

A beautifully presented, 4-bedroom period farmhouse benefiting from a stylishly finished, separate holiday let and sits in delightful gardens and land with breath-taking panoramic views over adjoining countryside. This beautifully appointed period property, understood to date in part from the 16th century with later additions, is found on a quiet country lane about 1.5 miles to the west of the sought after, historic town of Tenterden.

Description

Set in approximately 3.5 acres of gardens and paddock, the accommodation comprises on the ground floor; attractive reception rooms including a well-proportioned drawing room with inglenook fireplace and wood burning stove, a light and airy sitting room with views with dual aspect and door to the terrace which could be easily configured as a kitchen / dining room, a wonderful vaulted dining room which could also be used as an impressive sitting room, being glazed over two elevations and affords delightful 'wow factor' views across the idyllic pond brimming with mature fish, framed by enchanting weeping willows and can be readily enjoyed by a large wooden, decked terrace.

The stunning galley kitchen is fitted by Bespoke Kitchens & Interiors with Smeg range cooker, Miele dishwasher, and freestanding fridge/freezer leads in the breakfast room with wooden breakfast bar and access to the front garden. A utility room provides additional storage and space for further white goods. On the first floor there are 3 double bedrooms, 2 benefitting from fitted wardrobe cupboards. The 2 well-appointed bathrooms are equipped with white sanitary ware. On the second floor there is a further double bedroom (4)

and a study.

Pipers Farm is accessed initially via a shared drive opening to a generous parking area to the east of the house. A substantial and extremely flexible outbuilding, in excess of 1,700 sq ft incorporates a sizeable storeroom, workshop, garaging for 3 cars and mower store and is ripe for conversion into further ancillary accommodation / holiday let / granny annexe – subject to necessary planning consent. External steps lead to an already converted, superb self-contained 1-bedroom annexe / holiday let. The annexe comprises; vaulted open plan sitting room and fully fitted kitchen, 1 double bedroom and an immaculate modern shower room and currently garners significant rental income – approximate income figures available on request. The pretty gardens surround the house with lawns interspersed with mature trees, shrubs and spring fed pond. To the east of the garden lies a field / paddock with breath-taking rural views and separate vehicular access from the lane. There is ample additional driveway parking for at least 4 cars.

SERVICES: Mains Electricity, Mains Gas, Mains Water, Private Drainage-Water Treatment Unit,

BROAD BAND: Fibre

COUNCIL: Ashford Borough Council
BAND: G

Location

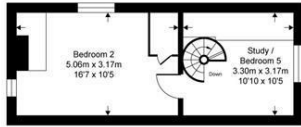
Pipers Farm is located in the sought-after village of Rolvenden being only 2.5 miles from the charming town of Tenterden in the Weald of Kent. The market town of Ashford is some 15.5 miles to the east with its fast-main line rail connections to London St. Pancras and connections to the M20 national motorway network and the Royal Spa town of Tunbridge Wells is only 20 miles to the North West.

The nearby village of Rolvenden benefits from a good range of local facilities including a village shop and post office, a modern village hall, tennis courts, cricket ground, several pubs with restaurants, a parish church and a garage. A wider range of facilities are found in nearby Tenterden, including Waitrose and Tesco food stores. Excellent schools in the area, in both the private and state sectors, include St Ronan's, DCPS Cranbrook, Cranbrook School, Claremont and Benenden.

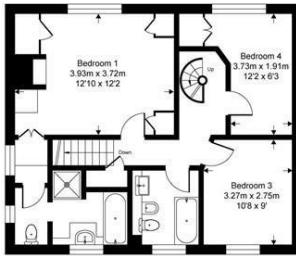


Puddingcake Lane

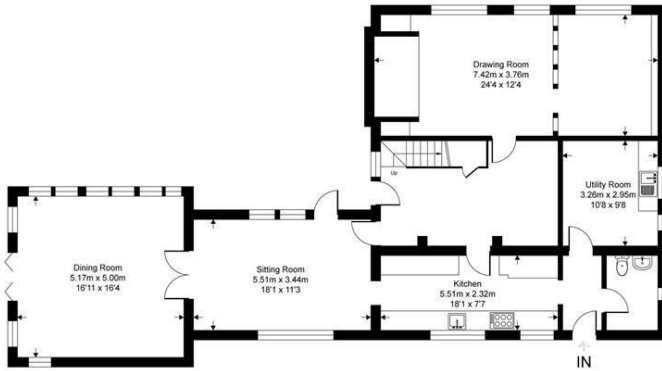
Approximate Gross Internal Area = 212 sq m / 2281 sq ft
Approximate Garage Internal Area = 114.8 sq m / 1235 sq ft
Approximate Annexe Internal Area = 45.2 sq m / 486 sq ft
Approximate Total Internal Area = 372 sq m / 4002 sq ft



Second Floor



First Floor

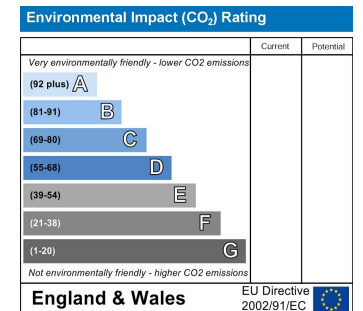
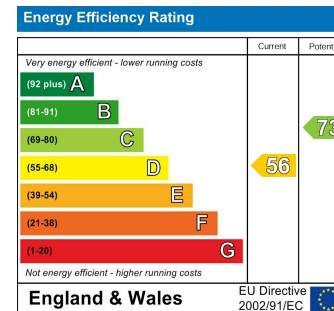
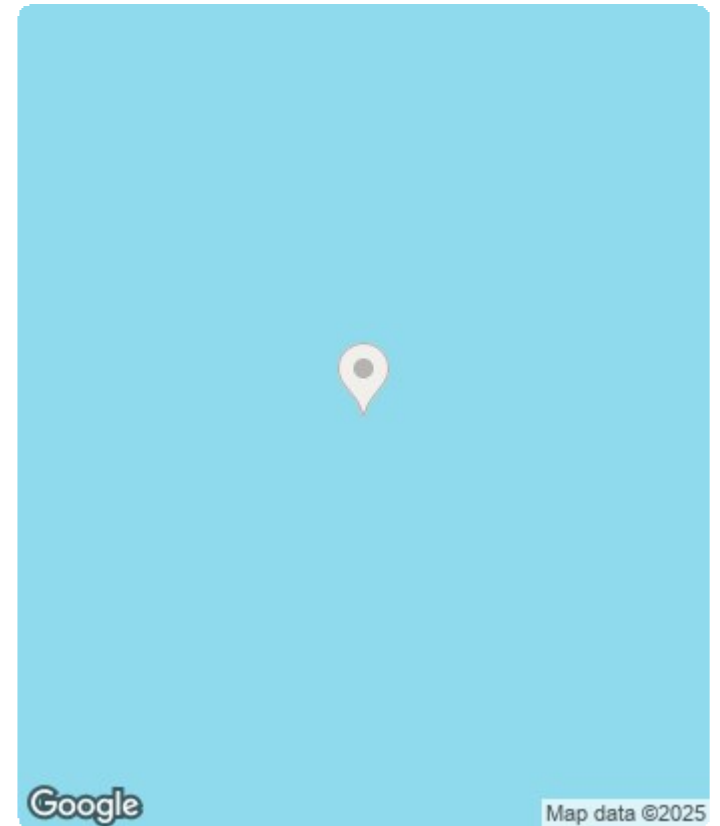


Ground Floor



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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