



Willow Tree Barn Grinsell Hill, Minster, Ramsgate CT12 5DP



GUILDCREST ESTATES

Grinsell Hill, Minster, Ramsgate
CT12 5DP

£1,050,000

Willow Tree Barn is a detached converted barn that's bursting with character, with oak beams, exposed brick & wooden features throughout, offering bright, spacious and versatile family home in a quiet location.

As you approach the property, you are greeted by a private gated, gravel drive, offering plenty of parking and landscaped gardens.

Stepping inside you will find a modern fully fitted kitchen with butler sink, plenty of storage, oven, extractor and integrated appliances, which seamlessly flows into the large open plan dining area/day room, with French doors revealing the beautiful garden, perfect for enjoying a morning coffee or hosting summer barbecues.

There is a further separate lounge with a vaulted ceiling dual aspect bi-folding doors overlooking the grounds, along with a small office/playroom & two bedrooms with en-suite shower rooms, and separate modern family bathroom, offering flexibility and space.

Venturing upstairs, via the oak staircase, are two further bedrooms, each with en-suite facilities and a large storage cupboard.

Outside, is a fully heated swimming pool, with sunbathing areas, a pool house with changing rooms and cloakroom. There are further outbuildings including a wooden cabin with a bar and hot tub, perfect for hosting gatherings or simply unwinding after a long day.





The gardens are surrounded by mature plants and trees, providing a serene retreat nestled in a quiet rural location, with stunning views of the beautiful Kent countryside and the convenience of being close to the picturesque village of Minster. The characterful barn has a new security system installed offering peace of mind. If you are seeking a home that seamlessly blends character, charm, and modern amenities, look no further. This barn at Grinsell Hill is not just a property, it's a lifestyle waiting to be embraced.

Council Tax Band C



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Key Features

- CHARMING CONVERTED BARN
- 4 BEDROOMS WITH EN-SUITS
- AMPLE PARKING
- HEATED OUTDOOR SWIMMING POOL
- STUDY/OFFICE
- TWO LOUNGES
- COUNTRYSIDE LOCATION
- ENTERTAINMENT CABIN WITH HOT TUB
- LARGE GARDEN
- PRIVATE DRIVE WITH GATES

Important Information

Freehold
House - Detached
1923.00 sq ft
Council Tax Band C
EPC Rating D

£1,050,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO ₂ emissions			
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