



## Belcot Farm, Smallhythe Road

Tenterden TN30 7LT

A striking five-bedroom farmhouse built 35 years ago. Sympathetic use of original reclaimed materials including leaded light windows, exposed beams and open fires/wood burners creates an authentic character and charm throughout. The property is situated down a private track less than a mile from Tenterden and a short walk to the High Street via a pathway from the house. Belcot Farm sits on approximately one acre of well-maintained grounds and includes a detached brick-built store, a large pond and has beautiful views over open countryside. An additional field of approximately four acres, adjacent to the house, may be available by separate negotiation.

**Price Guide £1,200,000 CHAIN FREE**



# Belcot Farm Smallhythe Road

Tenterden TN30 7LT



- FABULOUS FIVE BEDROOM FARMHOUSE
- APPROX ONE ACRE PLOT
- COUNTRYSIDE VIEWS
- OPEN FIRES AND WOODBURNERS
- ADJACENT ADDITIONAL LAND AVAILABLE BY SEPARATE NEGOTIATION
- 0.9 MILES TO TENTERDEN OR A SHORT PAVED COUNTRY WALK
- FOUR RECEPTION ROOMS
- NO ONWARD CHAIN
- ACCESSED DOWN A PRIVATE TRACK
- FOUR BATHROOMS



## Directions

From our office proceed down the High Street towards Rolvenden. At the traffic lights turn left onto the Smallhythe Road, continue for approx 0.7 miles and opposite Tenterden Cricket Club take the private track on the left. Follow this track until the end, Belcot Farm will be on your left.





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>42</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	