



**Pancake Barn Boyton Court Road, Sutton Valence, Maidstone, Kent, ME17 3BY**  
**Guide Price £1,750,000 to £1,900,000**





**\*\*GUIDE PRICE £1,750,000 TO £1,900,000\*\*STUNNING BARN CONVERSION WITH ANCILLARY BUILDINGS ON OVER 1 ACRE OF LAND WITH VIEWS OVERLOOKING THE COUNTRYSIDE**

An exceptional opportunity to purchase a modern five bedroom barn conversion, complemented by ancillary buildings currently serving as successful holiday lets. Nestled in the highly sought after village of Sutton Valence amidst picturesque working apple orchards, this property boasts panoramic views of the Weald and offers easy access to various scenic walking trails. Sutton Valence village centre, with its charming country pubs, convenient shops, and the esteemed Sutton Valence School, is conveniently close by. For commuters, the proximity of Headcorn Station, a 10-minute drive away, offers excellent parking facilities and direct mainline services to London.

The striking barn conversion seamlessly blends characterful features with contemporary comforts, featuring a luminous galleried entrance, an expansive open-plan living area complete with a high-specification kitchen, a separate office space, a practical utility room, and an additional reception room or bedroom with ensuite facilities. Upstairs, the luxurious main bedroom boasts a dressing room and ensuite bathroom, featuring a captivating roll-top bath positioned to capitalise on the breath-taking views of the Weald. Bedroom two also enjoys ensuite amenities, while bedrooms three and four share access to a well-appointed family bathroom.

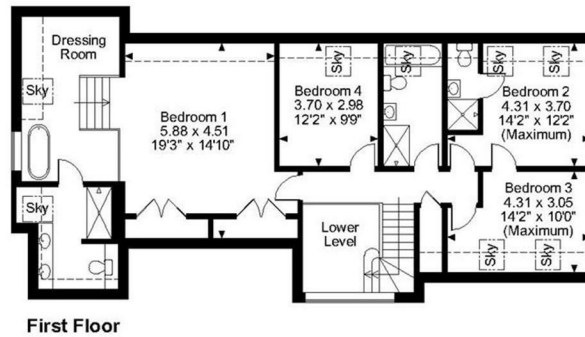
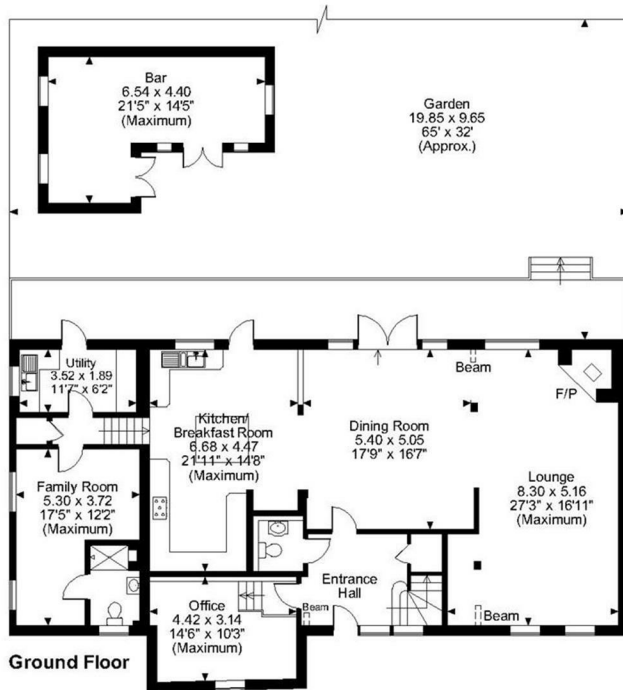
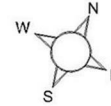
The holiday lets, finished to high standards, include desirable amenities such as hot tubs and purpose-built bars. Further information is available via the Airbnb Website. There is further ancillary accommodation in the form of a one bedroom residence with a potential to convert to two bedrooms if required.

Outside, there is a driveway providing ample parking plus further garaging.

For more information on this unique opportunity and to book your viewing contact Page and Wells Loose Office



**Pancake Barn, Boyton Court Road, Sutton Valence, Maidstone**  
Approximate Gross Internal Area  
Main House = 2726 Sq Ft/253 Sq M  
Bar = 231 Sq Ft/21 Sq M



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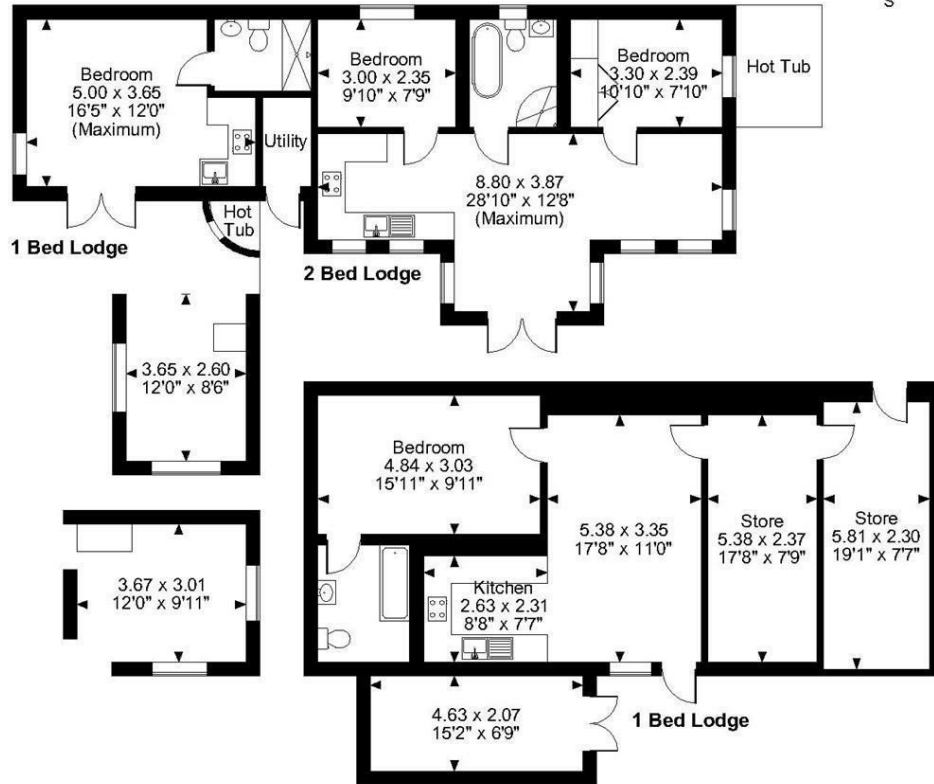
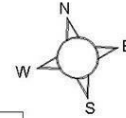
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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	



**Pancake Barn, Boyton Court Road, Sutton**  
**Approximate Gross Internal Area**  
**Lodges = 1677 Sq Ft/156 Sq M**  
**Outbuildings = 221 Sq Ft/20 Sq M**



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