

PHILLIPS & STUBBS



coastal +
COUNTRY



Stone Corner Farmhouse is located off a minor country lane in the rural community of Stone-cum-Ebony which lies within an area of Outstanding Natural Beauty on the Isle of Oxney. The village of Wittersham, 2.5 miles, has a primary school, a community market and a collection point for St. Ronan's school, whilst the village of Appledore, 2.5 miles, has a village store including post office, tea rooms and public house. The market town of Tenterden, 5 miles to the north, has Waitrose and Tesco supermarkets, quality shops and leisure centre whilst to the south, is the Ancient Town and Cinque Port of Rye (6 miles) renowned for its period architecture, cobbled streets and historical associations. There are branch line train services from Appledore and Rye to Ashford International station, from where there are high speed services to London St Pancras (37 minutes). There are also mainline services to London Charing Cross, Cannon Street, Waterloo and London Bridge from Headcorn (12 miles).

A detached unlisted period farmhouse presenting mellow brick and part tile hung external elevations set with timber casement and sash windows beneath a series of pitched peg tiled roofs. The accommodation is arranged over two levels, as shown on the floor plan.

A front door opens into a hall with stairs off to the first floor. The well-proportioned triple aspect sitting room has a fireplace with a marble surround and glazed double doors opening to a garden room with French doors to the garden. The dining room overlooks the front garden and has a brick fireplace with a marble outer surround. The study has an ornamental fireplace and glazed double doors to the garden room.

The kitchen/breakfast room has a range of limed oak effect cabinets comprising cupboards and drawers with granite work surfaces, an undermounted stainless steel sink, an inset electric hob and built in double oven with a filter hood, an integrated dishwasher, a two oven Aga set into a fireplace with a bread oven and a stable door to a rear lobby with a gardener's wc. Adjoining is a utility room with fitted worksurface

and storage cupboards, space for a fridge freezer and tumble dryer, a tiled floor and oil boiler.

On the first floor there are five double bedrooms and a modern shower room with a walk-in rain shower, close coupled wc and wash basin, together with a second bath/shower room with a shower enclosure, panelled bath, wash basin and a separate wc.

Outside: Very much a particular feature of the property are the grounds and grounds which extend to about 2 acres being set down to lawn with a wide flagstone paved terrace, mixed hedgerows and established specimen trees and shrubs including, a Walnut tree, Prunus, Indian bean tree, Whitebeam tree, Cypress tree, various Acers and traditional cottage planting including roses, orange lily, hydrangeas, ferns, yellow loosestrife and lavender. A rose clad pergola leads through to another section with a pond, fruit cages and a further sweeping lawn around to a hard surface tennis court, apple orchard and a part walled garden with a swimming pool 35' x 15' and a summerhouse. Adjacent to the house is an aluminium framed greenhouse and a detached weatherboard clad outbuilding with a peg tiled roof serving as a workshop and log store. From the lane, a driveway with double gates lead to a gravel parking area for several vehicles. To the far side of the house is a detached double garage of brick and weatherboard clad elevations beneath a pitched tiled roof with twin up and over doors to the front and a personal door to the rear.

Local Authority: Ashford Borough Council. Council Tax Band G
Mains electricity and water. Private drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and 02 (Limited)
Broadband speed: Ultrafast 1800Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

Rights of Way: A public footpath crosses over a small section of the land close to a boundary.

Guide price: £1,500,000 Freehold

Stone Corner Farmhouse, Stone cum Ebony, Tenterden, Kent TN30 7JG



An attractive detached period farmhouse occupying an enviable rural position set off a private road in gardens and grounds, including a swimming pool and tennis hard court, of approaching 2 acres surrounded by farmland and orchards.

- Entrance hall • Sitting room • Dining room • Study • Garden room • Kitchen/breakfast room • Utility room • Gardener's WC
- Landing • Five double bedrooms • Bath/shower room • Shower room • Oil central heating • EPC rating E
- Double garage • Extensive parking • Various stores • Gardens and grounds of about 2 acres



Directions: From London, take the M20 to Ashford and then the A28 to Tenterden. As you enter the town, bear left just after passing Homewood School onto the B2080 signposted Appledore and New Romney. Continue for about 3.5 miles and immediately after passing the Tenterden Garden Centre, turn right onto an unmarked road known as Corkscrew Lane. Proceed for about 1.5 miles and at Stone Corner turn left. Proceed for about 400 yards and turn left opposite a white weatherboard clad cottage. Proceed along the shared unmade track and the entrance to the property will be seen on your right after a short distance.

From Rye, proceed north on the A268 and turn right after about 2 miles, signposted for Tenterden and Iden. Proceed through the village of Iden over the River Rother and at the top of the next hill by the Stocks Windmill, bear right and immediately left/straight over into Rosehill Lane signposted to Ebony. Continue down this lane until reaching the T junction with Lower Road. Turn left and proceed for about a half a mile and turn right opposite a white weatherboard clad cottage. Proceed along the shared unmade track and the entrance to the property will be seen on your right after a short distance.

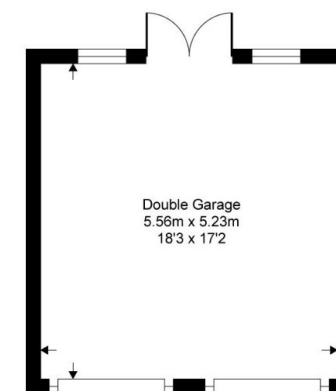
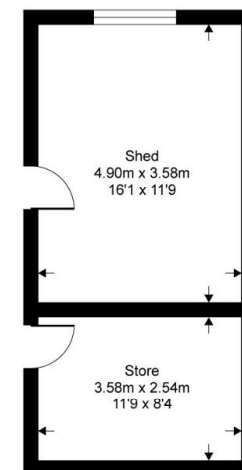
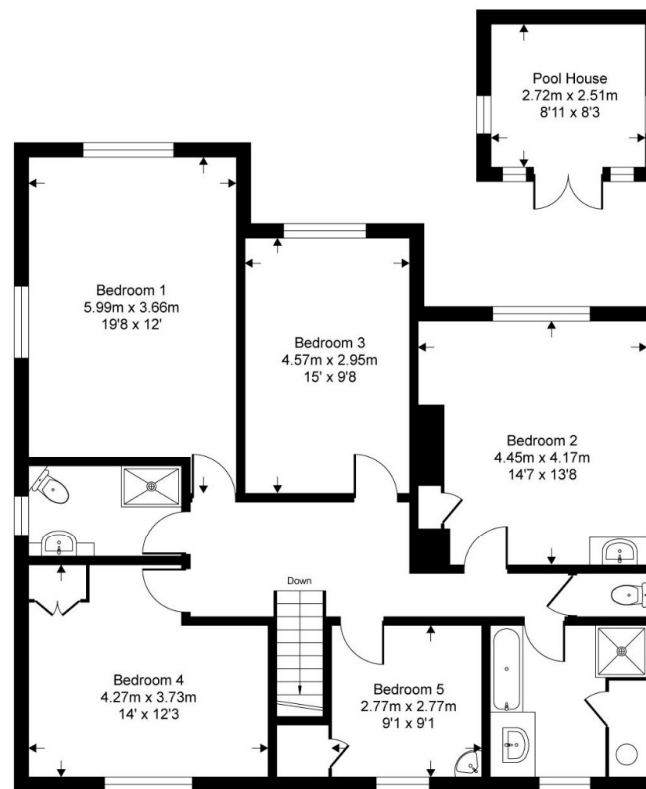
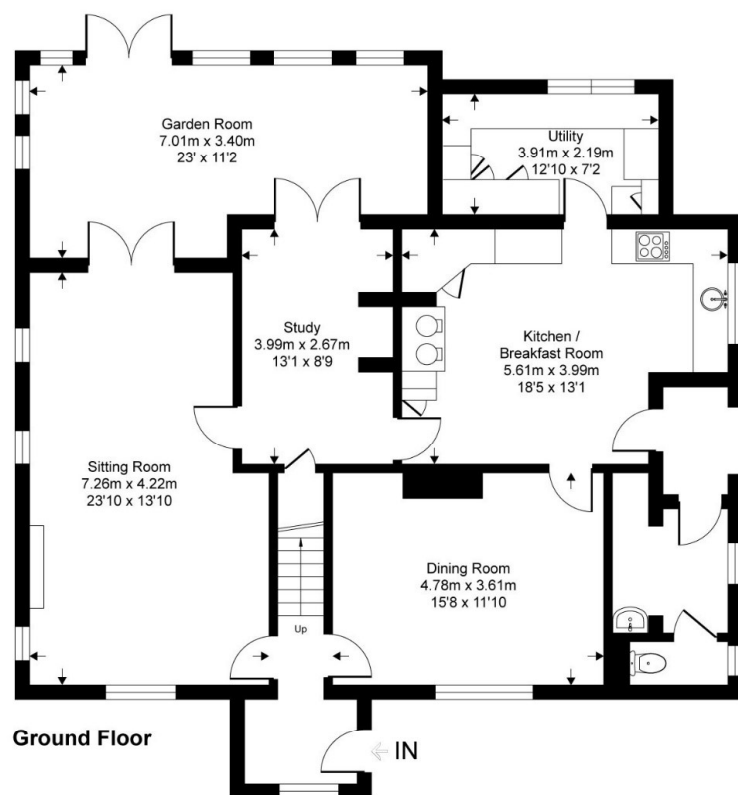
Stone Corner Farmhouse

Approximate Gross Internal Area = 231.3 sq m / 2490 sq ft

Approximate Garage Internal Area = 29 sq m / 313 sq ft

Approximate Outbuilding Internal Area = 33.5 sq m / 361 sq ft

Approximate Total Internal Area = 293.8 sq m / 3164 sq ft



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.

PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

Important Notice:

Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338
0870 1127099

rye@phillipsandstubbs.co.uk
mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk