



Shamwari,  
Redbrook Street, Woodchurch, Kent TN26 3QS



## Shamwari, Redbrook Street, Woodchurch, Kent TN26 3QS Guide Price £1,225,000

An ideal "lifestyle change" property comprising a 4 double bedroom / 5 bathroom detached house, touring caravan site, self-contained holiday let / potential annexe, stables & outbuildings, set in circa 2 acres (tbc) in a highly desirable tourist location on the fringes of the village of Woodchurch

'Shamwari', which means friendly greeting, offers someone the rare opportunity to purchase an established business with huge potential for growth in a picturesque location with stunning views in the heart of the Kent countryside. The owners have lovingly renovated the house over 12 years and developed the business for the last 4 years and it comes to the market in pristine condition with a fully managed website, online booking system, regular repeat customers and all the booking and enquiries for 2024.

The property comprises a clearly defined square shaped parcel of land, thought to be just under 2 acres in total (to be confirmed), which is bounded on two sides by arable land. As you approach from the lane, however, you can have no idea just how much there is on offer here. The house is deceptively spacious, with versatile 4 double bedroom / 5 bathroom accommodation extending to just over 3,000 sq ft, and would be perfect as a fully operational B and B or as a house for a large family / multi-generational living.

The caravan site, which is a certified member of the Caravan and Motorhome Club, currently has 5 touring grass pitches and there is also a very well presented detached 1-bedroom self-contained holiday let with its own outside space which would make the perfect annexe if desired, subject to planning.

In addition, there are two stables and a tack room, a two-bay carport with an enclosed garage / workshop attached and a further carport with a large, locked store attached. All of the outbuildings are in very good condition.

This property also benefits from a huge amount of off-street parking and a well tended mature private garden where there is a summerhouse / studio, raised vegetable beds and large potting shed, just waiting for someone who wants to live the good life!

**SITUATION:** "Shamwari" is situated in a lovely peaceful, rural location along a country lane on the fringes of the historic village of Woodchurch and just 5 and 8 miles respectively from the towns of Tenterden and Ashford. Not only is the surrounding countryside stunning, but the wild and wonderful Romney Marshes, beautiful coast and picturesque town of Rye are just a short drive away. Other local tourist attractions include a number of vineyards, National Trust properties and gardens, castles, golf clubs, fisheries, Headcorn Airfield and the Kent and East Sussex steam railway.

There are also 4 traditional country pubs serving good food and drink very close by. For education, there are a wide variety of schools in both the state and private sector, and this property also comes within the catchment for the Ashford Grammar Schools. For travel to London, Pluckley Station is 6 miles distant and Ashford International offers the high speed rail link to St Pancras.

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- \* Exciting opportunity to run an established lifestyle business
- \* 4 double bed / 5 bath main residence with potential for B and B
- \* Plot extending to just under 2 acres (tbv) in total with outbuildings
- \* Extensive garaging / workshops and store / 2 stables and tack room
- \* Caravan and Motorhome Club site with 5 grass touring pitches
- \* One bedroom self contained Holiday Let / Annexe potential (stpc)
- \* Peaceful setting in the heart of the Kent countryside with stunning views
- \* Close to pretty village of Woodchurch and historic town of Tenterden
- \* Many pubs and tourist attractions within a short drive of site

This substantial property could provide for a variety of lifestyles and would be ideal for buyers looking for a business opportunity where they can also enjoy a peaceful and idyllic rural existence close to good local amenities, schools and transport systems.

**Shamwari House** This deceptively spacious, very practical home with its well-proportioned living accommodation and 4 double bedrooms, each with their own bathroom facilities, has been designed with modern living in mind. Although it would make a wonderful main family residence and would certainly support dual or multi-generational occupancy, it could also be very easily adapted for Bed and Breakfast guests and would therefore bring in an additional income to that already generated on the site if desired.

**Holiday Let (The Old Goat House)** Situated to the back of the main residence, this very stylish detached 1 double bedroom holiday let with spacious open plan living area, generous shower room, courtyard garden and hot tub, already provides a regular income and is therefore a tried and tested commercial opportunity for any new owner NB: We are advised that this holiday let receives consistent 4.97 / 5 star ratings on AirBnB. It would also work equally well as an annexe, subject of course to the necessary permissions.

**The Caravan Site** is in the field furthest away from the house are the 5 grass pitches for touring caravans and motorhomes, with their own electric hook up and with water points and drainage holding tank nearby. The site has a 5-star listing with the Caravan and Motorhome Club and has wonderful views towards the North Downs. Other facilities for the caravaners include a court for pétanque / boules and a large carp pond, where visitors are encouraged to feed the fish. The site is open April through to October (weather permitting).

**Outbuildings** The property is approached over an existing access where there is some parking to the front and side of the main house. An electrically operated gate leads to a large secure gravel driveway area where there is further extensive parking and a good range of very well built and kept outbuildings.

For car, equestrian, outdoor and DIY enthusiasts, there is much to get excited about. There is a double cart style open garage with enclosed

garage / workshop attached, a smaller open cart style garage with large secure store attached and two stables with attached tack room, which could be used for a variety of purposes. To the immediate rear of the main house is a generous patio area, perfect for summer living and entertaining, and beyond that, a large mature garden, perfect for the enjoyment of children, gardeners and pets alike. A summerhouse currently used as an art studio with light, power and heating and large potting shed complete the outbuildings on offer.

**Services Main house** - Mains electric, water and gas fired central heating. Electric underfloor heating to shower rooms. Scandi style wood burner to family room and traditional style wood burner to sitting room. Whole house pump ensuring high pressure hot and cold water. TV aerials throughout house. Superfast fibre broadband direct to house. Private drainage. Rainwater harvesting system.

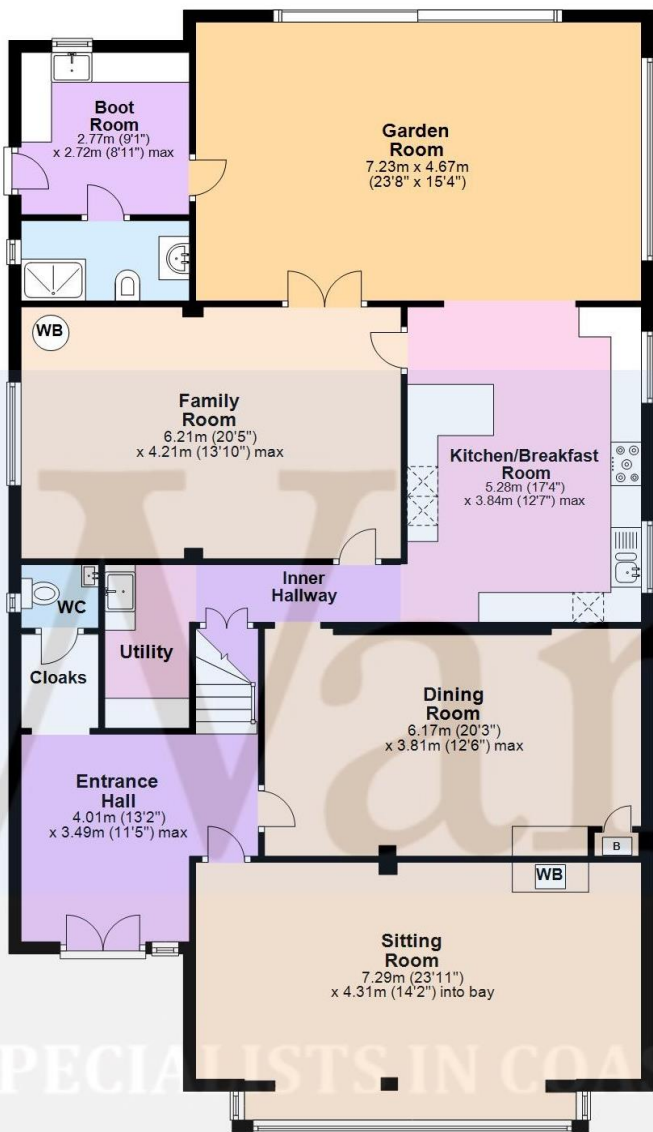
**Holiday Let** - Gas fired central heating (separate boiler). Electric under floor heating to shower room. Scandi style wood burner. Independent gas, water and electricity supplies. N.B. This also supplies the caravan site and car port with store attached.

**Outbuildings** - Light and power. Electric heating / air cooling units to stores and garages. Security lighting. **Tenure:** Freehold. Local Authority: Ashford Borough Council. Council Tax : F. EPC Rating: D.



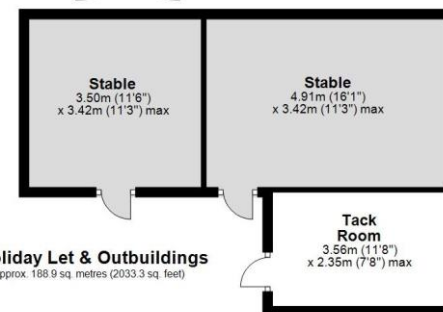
### Ground Floor

Approx. 176.3 sq. metres (1898.0 sq. feet)



### First Floor

Approx. 104.2 sq. metres (1122.0 sq. feet)



### Holiday Let & Outbuildings

Approx. 188.9 sq. metres (2033.3 sq. feet)

Total area: approx. 469.5 sq. metres (5053.3 sq. feet)

Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.  
Plan produced using PlanUp.







