



**Little Bulleign Farm
Smallhythe, Tenterden, Kent TN30 7NQ**

Little Bulleign Farm, Smallhythe, Tenterden TN30 7NQ Guide Price £775,000

This charming detached 4 bedroom / 2 bathroom unlisted period farmhouse, situated in the High Weald Area of Outstanding Natural Beauty, is the epitome of English country living, and offers peace, spectacular views, circa 2 acres of land (tbc), plentiful parking, outbuildings and masses of potential.

Little Bulleign Farm offers a rare and exciting opportunity to purchase the best of both Worlds. On the one hand, it offers peace and tranquillity away from the stresses of life, in a tucked away setting with stunning rural countryside views you will struggle to beat, and on the other, it is just a short drive from the picturesque village of Wittersham and the historic Cinque Port town of Tenterden.

Now in need of some modernisation, this unique unlisted property offers much in the way of potential, subject of course to the necessary permissions. In addition, it boasts a detached timber clad studio with attached sheep shelter, separate field stable and circa 2.1 acres of beautiful gardens and grazing land (tbc), which surround the house and give it the feeling of a secluded retreat away from the world.

Although this beautiful property offers much in the way of potential, it is the stunning location which really takes your breath away. Situated in a set back position along a quiet lane that you could easily miss if you didn't know it was there, surrounded by unspoilt farmland in an Area of Outstanding Natural Beauty, this property truly is a one-off gem. Anyone who is lucky enough to live here can enjoy a superb lifestyle with charmed surroundings close to good local amenities and for that reason, viewing is highly recommended.

- Detached 4 bedroom unlisted period farmhouse with potential
- Circa 2.1 acres of beautiful gardens and pasture land (tbc)
- Separate studio / sheep shed / field stable / plentiful parking
- Secluded but accessible rural location close to good amenities
- Historic town of Tenterden & village of Wittersham 3 miles distant
- The coast, Romney Marshes & Rye just a short drive away
- Many wonderful walks on doorstep / Close to Chapel Down
- High Weald Area of Outstanding Natural Beauty
- Wide choice of good local schools including Grammars
- Mainline station at Headcorn & High Speed Rail Link at Ashford

SITUATION: "Little Bulleign Farm" enjoys a very tranquil, tucked away, but accessible rural location in the pretty hamlet of Smallhythe, just over 2 miles distant from the historic town of Tenterden, with its comprehensive range of shopping facilities and amenities. It also benefits from being in the heart of the stunning Weald countryside, with immediate access to many walks. The renowned vineyard of Chapel Down is very close by, as is the National Trust property, Smallhythe Place. The pretty village of Wittersham, Cinque Port town of Rye and the coast are a short drive away. A variety of educational opportunities exist in the local area and this property also benefits from being within the catchment for the Ashford Grammar Schools. The area is well served for transport links. Headcorn Station offers services to London taking about an hour and Ashford International has the high-speed service to London St Pancras.



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Introduction to Little Bulleign Farm:

This lovely country home, with its extensive grounds and outbuildings, could provide for a variety of lifestyles and would be ideal for buyers looking to enjoy a peaceful and idyllic rural existence while still being close to good local amenities, schools and transport links. Although now in need of some attention, the exterior is completely charming and sits comfortably within its plot and rural context, while the inside retains all its original character while still balancing and accommodating the needs of modern living.

GROUND FLOOR ACCOMMODATION The heart of this home are the wonderful main reception rooms with their inglenook fireplaces. The sitting room, with its open fire, is somewhere you can imagine cosying up on cold evenings, while the dining room is perfect for large family gatherings.

The good size kitchen / breakfast room at the back of the house has a range, room for a table and chairs, and plentiful built-in storage.

A rear lobby / boot room links the kitchen to the garden room, which has lovely views over the cottage garden and patio beyond. A modern wet room style shower room completes the accommodation on this floor.

FIRST & SECOND FLOOR ACCOMMODATION Stairs from the ground floor lead to a landing on the first floor that gives access to three bedrooms, two of which are spacious doubles with glorious far-reaching views across open countryside towards Wittersham. There is also a large family bathroom on this floor with wonderful views which could be reconfigured to accommodate a bath and separate shower if desired.

A second staircase leads to the second-floor bedroom, which is a generous double with large built-in storage space and incredible views.

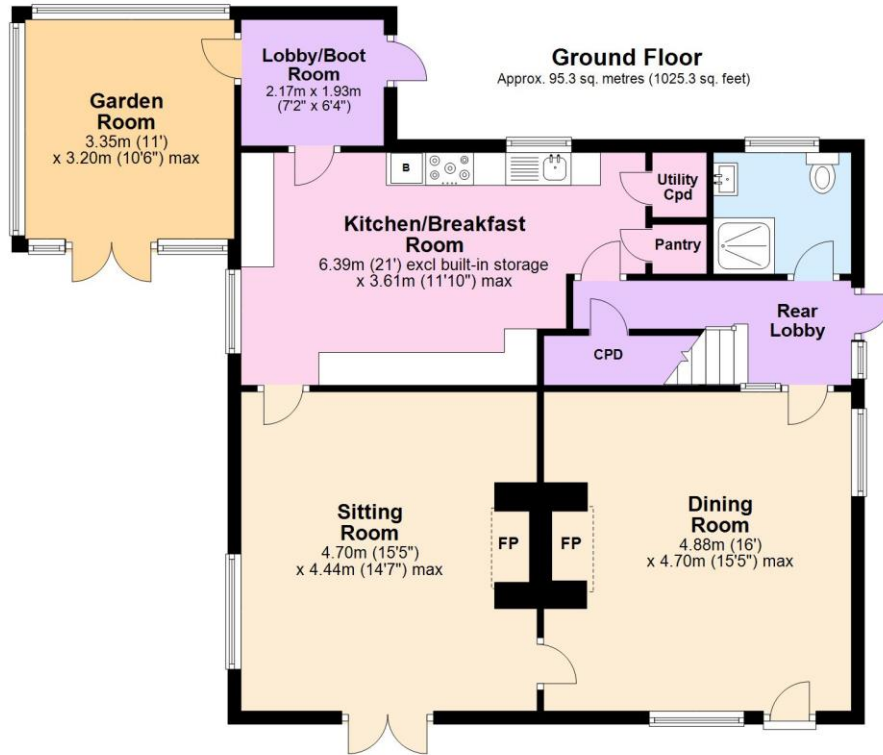
OUTSIDE: OUTBUILDINGS Positioned next to the house is a detached timber studio which has in the past been used for overnight guest accommodation, but would be ideal for anyone needing to have a studio / hobby space or to work from home.

Attached to the side of this is a York boarded barn, built especially to house sheep, but which is now used as a store for logs and garden machinery. To the other side of the house in the paddock, is a field stable currently being used for storage. .

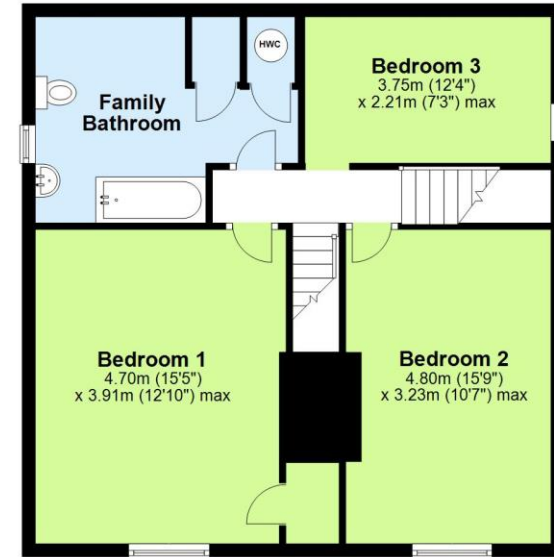
GARDENS & GROUNDS Little Bulleign Farm is set back along a quiet country lane, where a gate leads you onto a driveway where there is parking for a number of cars. Further gates lead you through to the lovely grounds, which surround the house and extend to circa 2.1 acres (tbc). There is a mix of lovingly tended cottage gardens, lawned gardens, sensory gardens, patio areas and grazing land, all of which envelop the house, giving the whole setting a feel of calm and relaxation, away from the worries of the World. The paddock, which sits at the rear of the house, has a water supply and a field shelter.

SERVICES Mains water and electricity. Private drainage. Oil fired central heating. NB: The Camray Quartet oil fired boiler in the kitchen services the hot water and central heating system. EPC Rating: F. Local Authority: Ashford Borough Council. Council Tax Band: E. Location Finder: [what3words: ///sprinter.blazers.flexed](http://www.what3words.com)

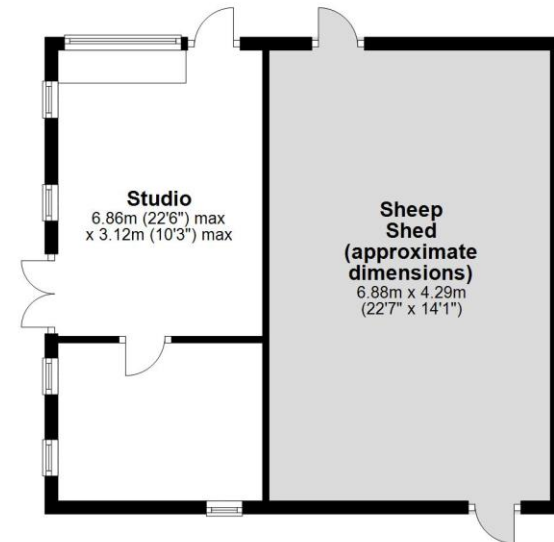




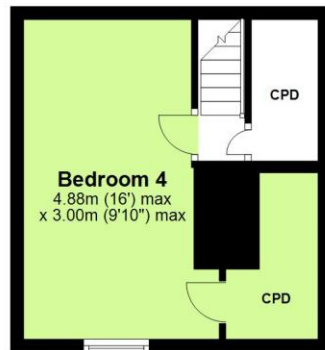
First Floor
Approx. 64.8 sq. metres (697.3 sq. feet)



Outbuilding
Approx. 51.7 sq. metres (556.8 sq. feet)



Second Floor
Approx. 21.9 sq. metres (236.1 sq. feet)



Total area: approx. 233.7 sq. metres (2515.5 sq. feet)

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

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