



Orange Barn Farm, Woodchurch TN26 3SX



## Orange Barn Farm, Brook Street, Woodchurch TN26 3SX

### Guide Price : £850,000

Standing on the rural outskirts of the historic village of Woodchurch, Orange Farm Barn is a captivating property in need of updating, offering a combination of charm and character and enjoying lovely views to the rear.

Set in mature gardens with an array of fruit trees and roses, the property features a wildlife pond, established plants, trees and hedging in gardens of approximately half an acre (unmeasured), and the large driveway provides ample parking, ensuring convenience for families and guests.

A special feature of Orange Farm Barn is its additional detached two-storey barn style outbuilding which is situated close to the property, with lots of potential whether you envision an annexe for extended family, a studio, workshop / garaging, this versatile building allows for a host of creative uses (subject to any necessary planning consent).

Having been the former home of two artists, this property is ideal for any buyers looking make their mark with versatile and flexible living space with a touch of rustic charm with room to grow and make it your own, Orange Farm Barn is a true gem with scope for modernisation / improvement promising years of enjoyment and comfort in a country setting enjoying views over the high weald area of outstanding natural beauty.

- Detached unlisted period four bedroom property
- The gardens boast a mini orchard of quince, medlars and delicious apple trees
- Full of charm and character with scope for improvement
- 40' Sitting / Dining / Family Room
- Benefiting from a large detached barn style outbuilding
- Offering potential for many different uses (stpc)
- Driveway providing ample parking
- Views over the high weald area of outstanding natural beauty
- Set on the edge of this popular village

**SITUATION:** The property stands in a popular rural location on the fringes of the historic village of Woodchurch where there is a friendly village community and good local facilities including a general store and newsagents, butchers, primary school, doctor's surgery, two public houses, an ancient church and many clubs and societies. More comprehensive amenities can be found in the nearby towns of Tenterden and Ashford, approximately 5 and 8 miles distant respectively. 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, Ashford offers the high speed rail link to St Pancras.

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**Warner Gray**





**The following is a brief introduction that will only be fully appreciated when viewed:**

**GROUND FLOOR** From the moment you arrive, you will find a perfect blend of character and potential with an abundance of beams and timbers with expansive glazing providing a light and bright ambiance. On entering the property, the wonderful period details are immediately apparent, there is a welcoming **Entrance Hall** with attractive tiled floor, staircase to the first floor and door to a handily placed **Cloakroom** with wash basin and w.c.

At the heart of the home is a fantastic open plan **Sitting / Dining / Family Room** which is perfect for family gatherings and entertaining it is brimming character having a fine part vaulted ceiling, exposed floorboards and brickwork. A special feature of the room are the full height glazed doors to the rear flooding the room with natural light and enjoying uninterrupted views of the garden and countryside beyond.

The spacious **Kitchen / Breakfast Room** offers a range of

worksurfaces, base and wall cupboards, sink unit with ample space for appliances and for a table and chairs. A useful **Utility Room** just off the side lobby offers further space for washing machine, tumbler etc. and oil central heating boiler.

There are **Two Further Reception Rooms** on the ground floor which offer flexibility of use as formal dining room, study or bedroom depending on incoming buyer's requirements. A **Conservatory / Sunroom, Inner Lobby and Bathroom** complete the accommodation on the ground floor.

**FIRST FLOOR** Stairs from the entrance hall lead up to a fascinating First Floor **Landing** with internal glazed windows overlooking the sitting room with vaulted ceiling. Access to the **Family Bathroom** and to the **Three Bedrooms** with exposed beams and timbers with views over the gardens, two of which offer potential for a dressing room, nursery or possible en-suite (subject to planning consent).

**OUTSIDE** The property is accessed through a five-bar gate leading onto a driveway with ample parking space. The large mature gardens boast a mini orchard of quince, medlars and a variety of delicious apple trees and many varieties of roses along with a pond that attracting the local wildlife. At the rear, a terrace provides an ideal outdoor entertaining area enjoying views of the garden and over the high weald area of outstanding natural beauty

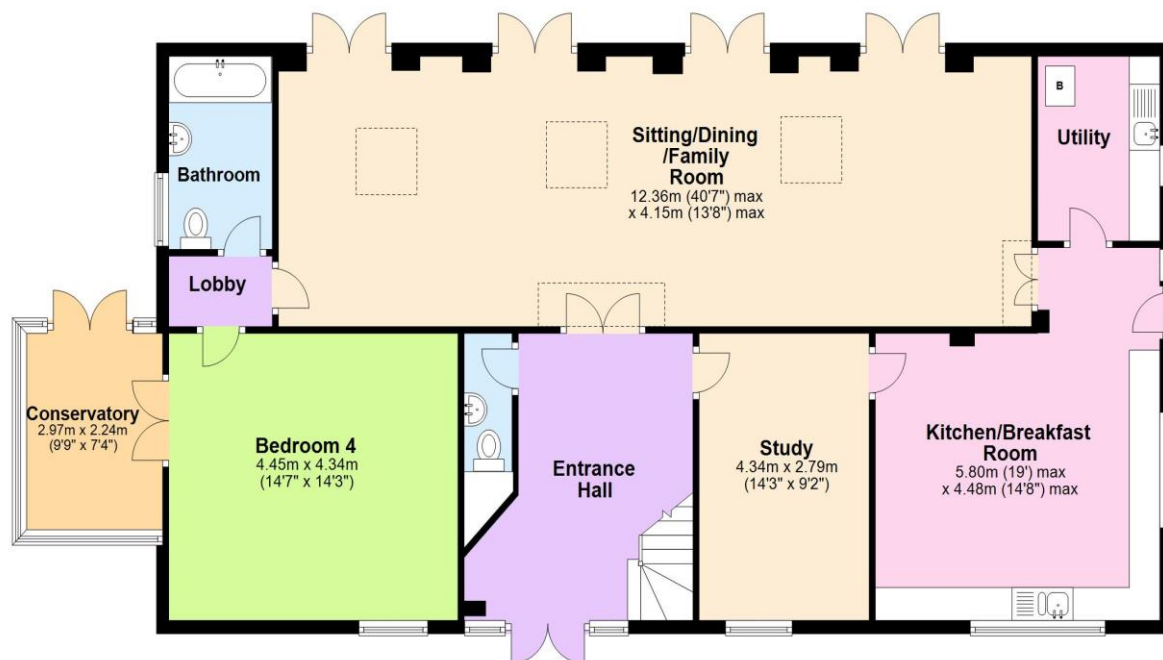
In addition to the main property, there is a further two storey barn style **Outbuilding** that holds enormous potential for a number of different uses e.g. to reconfigure as garaging / workshop for motor enthusiasts or particularly for those looking to convert for annexe accommodation, office / studio for those working from home, an Airbnb etc. subject of course to the necessary planning permission. Ground Floor 20'6 x 18'3. First Floor 20'1 x 14'9 (approximate dimensions). Power and light connected.

**SERVICES** Mains water and electricity. Private drainage. Oil central heating. Local Authority Ashford Borough Council EPC ...



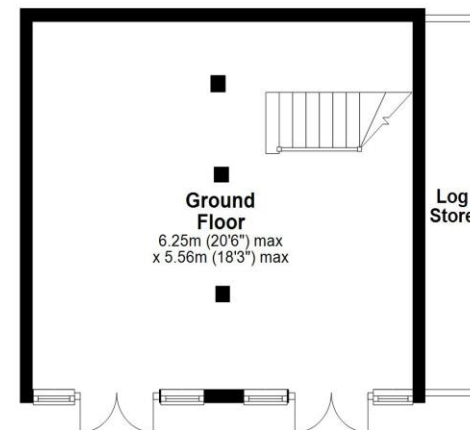
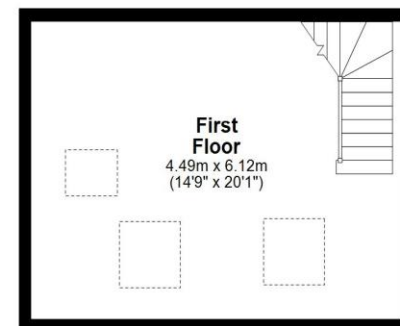
## Ground Floor

Approx. 144.0 sq. metres (1550.4 sq. feet)



## Outbuilding

Approx. 62.3 sq. metres (670.1 sq. feet)



## First Floor

Approx. 67.9 sq. metres (730.7 sq. feet)



Total area: approx. 274.2 sq. metres (2951.2 sq. feet)







