



The Old Barn
Cop Street | Cop Street Road | Ash | Canterbury | CT3 2DL



Step inside

The Old Barn

If your idea of a dream home is a converted thatched barn, this gorgeous chain free property should be top of your list, whether you are looking for a lovely permanent home or the ultimate country weekend and holiday retreat. Located at the end of a long drive off Cop Street Road and surrounded by orchards and farmland as far as the eye can see, it provides privacy and seclusion but is easily accessible to Sandwich, Canterbury and Deal as well as the nearby villages of Ash and Wingham. It is also only a short drive to Thanet Parkway station where the fast train to St Pancras can take as little as 70 minutes.

The barn oozes character and charm from the moment you see the exterior of the property with its mellow brickwork, fascinating windows and thatched roof while internally the sensitive conversion still includes the original beams. The oak front door opens into an entrance hall with classical flagstones that continue into the reception hall and the warm and welcoming country style kitchen. This includes a feature brick wall with an inset combined electric and oil fired Aga, bespoke units with stand-alone appliances, a spacious pantry, plenty of room for a huge kitchen table and a stable door to the garden.

You could entertain guests to pre-dinner cocktails in the lovely light and bright double height reception hall with full height windows, a beautiful bespoke white oak staircase to the beamed and galleried landing, access to the study and a pair of impressive oak doors to the dual aspect lounge with its original vertical beams and delightful inglenook fireplace with a log burner as a focal point. There is a curtained archway to the study with full height windows overlooking a grassland area and double oak doors to the magnificent dining room where visitors can enjoy the views over the orchards through the full height, dual aspect windows.

Upstairs above part of the landing is an interesting beamed and vaulted ceiling as well as access to the family bathroom and four bedrooms with excellent countryside views including two doubles with beamed and vaulted ceilings and inter-connecting mezzanine areas. While the charming first bedroom features exposed beams, fitted cupboards and a dressing area as well as an attractive ensuite bath/shower room with a partially vaulted ceiling, wall and ceiling beams, a bath and separate shower.

Beyond the kitchen is a door to an extended section of the property that includes a separate entrance opening into a spacious boot room, a shower room/utility room with a boiler cupboard, internal access to the double garage and a double bedroom with a door to the garden. This room could also make an excellent office for anyone working from home as they would not be disturbed by activities in the home and there would be separate access for business visitors. Alternatively if there were multi-generational requirements this whole area could become a separate annex for elderly relatives or adult children and even the garage could be converted to provide additional accommodation, subject to the necessary planning permissions.

Outside there is plenty of space for off road parking and, in addition to the double garage, there is also a carport store. The main walled garden area includes a charming patio for outdoor entertaining and a gravelled area pathway that curves round a small lawn and trees as well as a shrub border while the side grassland area is edged with rose beds.









Seller Insight



What the owners say: The barn was one of the buildings on our family's farm and we converted it about 30 years ago to create a wonderful home where we could bring up our children in idyllic surroundings. However they have all flown the nest so we will be moving to a smaller property and hope that new owners will love this barn as much as we have. It has also been a great house for entertaining and we even held a party for about 100 people for a family member's 80th birthday!

The nearest village is Ash which includes period buildings, a Grade I Listed church, a pub, two convenience stores, a chemist, hairdressers, a doctor's surgery and a beauty spa. There are also sports clubs, activities in the village hall and fishing in Sandwich lakes as well as a good primary school and St Faith's prep school. It is only nine minutes' drive to the medieval Cinque Port town of Sandwich with its delightful pubs, restaurants, individual shops and mainline station. Golfing addicts can enjoy their game at Princes and the world renowned St George's championship course while boating enthusiasts can moor their boats along the River Stour and other sporting activities are easily available. There is a good road network and an excellent grammar school in Sandwich while other grammar schools and first class private schools are available in Canterbury, Thanet and Dover."

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



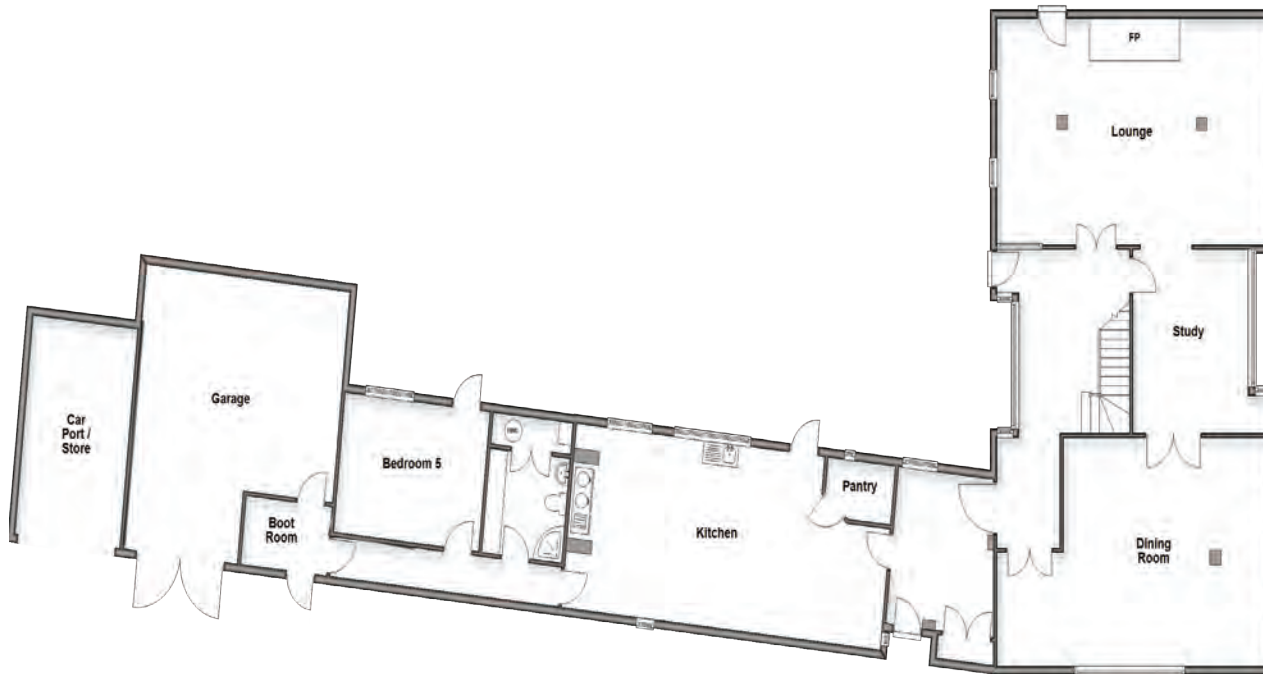






Travel		Tides Leisure and Indoor Tennis		01304 373399		Sandwich Technology School		01304 610000		
By Road:		Sandwich Bowling Club		01304 611100		St. Lawrence College, Ramsgate		01843 572900		
Ash		1.0 miles	Sandwich Town Cricket Club		01304 617237		Dane Court Grammar, Broadstairs		01843 864941	
Sandwich station		4.9 miles	Sandwich Tennis Club							
Thanet Parkway		8.7 miles								
Dover Docks		16.3 miles	Healthcare				Entertainment			
Channel Tunnel		21.7 miles	Ash Surgery		01304 812227		The Chequers Ash		01304 273680	
Deal		8.9 miles	Dr Healy and Partners		01304 611608		The Five Bells		01304 611188	
Canterbury		9.8 miles	The Market Place Surgery		08443 879997		The Crispin Inn		01304 621967	
Charing Cross		73.5 miles	The Butchery Surgery		01304 612138		The Blue Pigeons		01304 613233	
Gatwick		75.8 miles					The Bell Hotel		01304 613388	
			Education				Blazing Donkey		01304 617362	
By Train from Sandwich			Primary Schools:				George and Dragon		01304 613106	
St. Pancras		1hr 27 mins	Kelsey and Cartwright Primary Ash		01304 812539		Local Attractions / Landmarks			
Victoria		hr 53 mins	St Faiths Ash		01304 813409		Wingham Wildlife Park			
Charing Cross		2hrs 10 mins	Sandwich Infant School		01304 612228		Betteshanger Country Park			
Dover		22 mins	Sandwich Junior School		01304 612227		Richborough Fort and Amphitheatre			
Canterbury		40 mins	Northbourne Park Prep		01304 611215		The Guildhall Museum			
Thanet Parkway to St Pancras		1hr 10 mins	Wellesley Hadden Dene		01843 862991		White Mill Heritage Centre Sandwich			
							Seal Spotting Trips			
Leisure Clubs & Facilities			Secondary Schools:				Sandwich Town Trail			
Ash Rugby Club		07587 052060	Manwood's Co-ed Grammar Sandwich		01304 613286		Pegwell National Nature Reserve			
Sandwich Coarse Fishery		07936 409912	Dover Grammar School for Girls		01304 206625		Walmer, Dover and Deal Castles			
Ash Village Hall		07590 360686	Dover Grammar School for Boys		01304 206117		Salutation House Sandwich			
Sandwich Leisure Centre		01304 614947	Duke of York's Royal Military School		01304 245023					
Prince's Golf Club		01304 611118	Dover College		01304 205969					
Royal St. George's Golf Club		01304 613090	Kings School Canterbury		01227 595502					

Ground Floor
Approx. 240.4 sq. metres (2587.9 sq. feet)



GROUND FLOOR

Entrance Hall	
Kitchen	29'11 x 13'7 (9.12m x 4.14m)
Pantry	
Inner Hall	
Utility / Shower Room	
Bedroom 5	13'8 x 10'6 (4.17m x 3.20m)
Boot Room	
Reception Hall	
Dining Room	25'10 x 16'10 (7.88m x 5.13m)
Lounge	25'10 x 16'8 (7.88m x 5.08m)
Study	13'6 x 12'11 (4.12m x 3.94m)

FIRST FLOOR

Landing	
Bedroom 1	16'11 x 15'2 (5.16m x 4.63m)
En Suite Shower / Bathroom	15'2 x 6'11 (4.63m x 2.11m)
Bedroom 2	14'4 x 12'1 (4.37m x 3.69m)
Bedroom 3	14'9 x 7'10 (4.50m x 2.39m)
Bedroom 4	12'4 x 11'11 (3.76m x 3.63m)
Bathroom	

OUTSIDE

Rear Garden	
Side Garden	
Driveway	
Garage	21'2 (6.46m) x 19'2 (5.85m) narrowing to 9'10 (3.00m)
Car Port / Store	16'2 x 9'10 (4.93m x 3.00m)

Council Tax Band: G
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

First Floor
Approx. 92.3 sq. metres (1004.2 sq. feet)



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