



The Barn, Strand Street  
Sandwich, CT13 9HX  
Offers in the Region of £1,250,000

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# The Barn

Strand Street, Sandwich

An imposing and characterful family home offering substantial, apartment and beautiful private gardens, bordering the Delf

## Situation

Set along the tranquil and historic stretch of The Butts, The Barn enjoys a prime position near the western gateway of Sandwich - one of Kent's most picturesque and best-preserved medieval towns. This charming location places the property within easy walking distance of the town centre, where independent boutiques, traditional pubs, and inviting cafés create a strong sense of community and heritage. The renowned Gazen Salts Nature Reserve is just moments away, offering scenic footpaths, bird hides, and peaceful green spaces for those who enjoy nature, dog walking, or simply a quiet place to unwind. Sandwich also benefits from excellent transport links, with a railway station offering direct services to Canterbury, Ramsgate, and London. For leisure, nearby golf courses — including the prestigious Royal St George's — and sandy beaches along the East Kent coast add further lifestyle appeal. The area is particularly well served by highly regarded schools, including the Sir Roger Manwood's Grammar School and Sandwich Technology School, which are within walking distance. The town also offers excellent primary schooling options, such as Sandwich Junior School and Sandwich Infant School, with a number of reputable independent and state secondary schools being situated in nearby Canterbury and Thanet.

## The Property

Originally constructed as an industrial building and thoughtfully converted for residential use around 1900, this exceptional property offers an impressive blend of space, character, and versatility. Set over three floors, it provides a rare opportunity to enjoy expansive family living with the added benefit of a fully self-contained three-bedroom apartment - ideal for generating a rental income, housing extended family, or offering private guest accommodation.

### Ground Floor

The main entrance opens into a generous and flexible ground floor layout designed for modern family life. At its heart is an open-plan L-shaped kitchen and dining room, perfect for entertaining and daily living. The kitchen is fitted with a range of cabinetry, integrated appliances, and plentiful workspace. Adjoining the kitchen is a bright and airy oak framed conservatory, offering views and access to the rear garden - ideal for year-round enjoyment. The adjacent, spacious sitting room houses a large efficient wood burner and patio doors. A ground floor cloakroom/WC adds everyday convenience, while the converted garage has been transformed into a superb family/games room with an adjoining utility area, creating further practical and recreational space.

### First Floor

The first floor houses four double bedrooms, including a principal suite complete with an en-suite shower room and a cosy extended seating area, perfect for enjoying peaceful views over the rear garden. A separate family shower room services the remaining bedrooms. One of the bedrooms leads to an inner hallway, which offers access to a private roof terrace and a connecting door to the second-floor apartment, giving flexibility to combine or separate the living arrangements depending on lifestyle needs.

### Second Floor Apartment

With its own private entrance over the former garage roof and separate gas and electricity supplies, the second-floor apartment is a fully independent living space that enjoys stunning elevated views across the town. Ideal for letting, guest accommodation or extended family, the apartment includes a welcoming entrance hall, well-proportioned sitting/dining room, a separate kitchen, three bedrooms, and a bathroom.

## Outside

The beautiful and well maintained garden is a real feature and offers a variety of seating areas, established shrubs, trees, flower beds and a small pond. There is something for everyone - including wildlife - with ducks and moorhens being regular visitors from the Delf Stream which borders the property. From the Ash Road, there is off-road parking for numerous vehicles.



To view this property call Colebrook Sturrock on **01304 612197**



Total Approximate Area = 3703 sq ft / 344 sq m

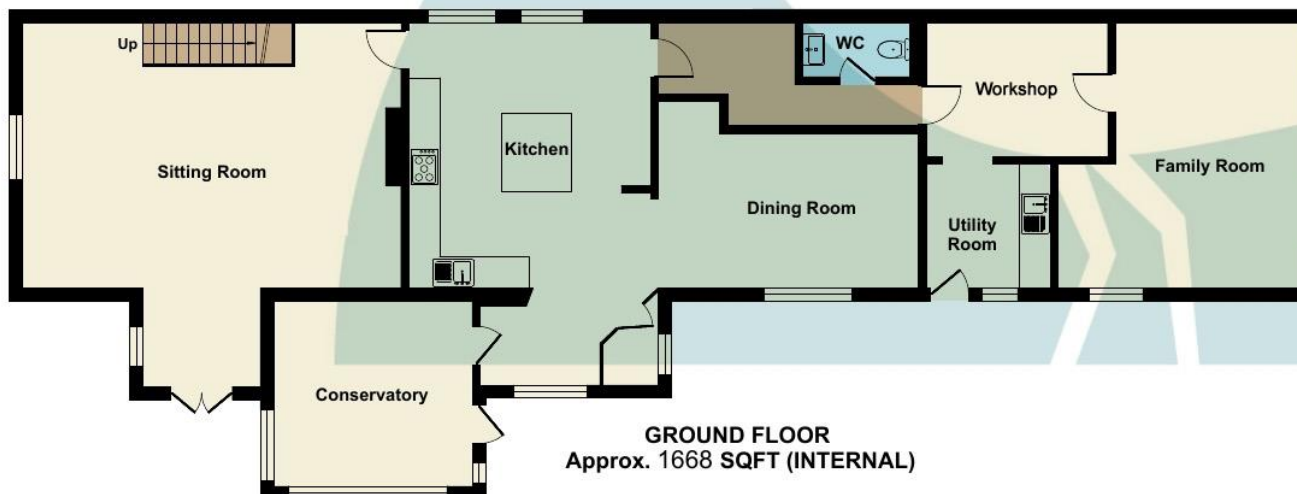
For identification only - Not to scale



**SECOND FLOOR**  
Approx. 991 SQFT (INTERNAL)



**FIRST FLOOR**  
Approx. 1044 SQFT (INTERNAL)



**GROUND FLOOR**  
Approx. 1668 SQFT (INTERNAL)



# Room

## Ground Floor

### Sitting Room

24' 2" x 16' 7" (7.36m x 5.05m)

### Kitchen

17' 2" x 15' 5" (5.23m x 4.70m)

### Conservatory

12' 8" x 11' 11" (3.86m x 3.63m)

### Dining Room

16' 7" x 10' 2" (5.05m x 3.10m)

### Cloakroom/WC

6' 10" x 3' 7" (2.08m x 1.09m)

### Workshop

11' 11" x 8' 9" (3.63m x 2.66m)

### Utility Room

8' 0" x 7' 11" (2.44m x 2.41m)

### Family Room

16' 6" x 15' 3" (5.03m x 4.64m)

## Services

All mains services are understood to be connected to the property.

## Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, CT16 3PJ 01304 821199

## Current Council Tax Band: F

## EPC Rating: E

## Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

## First Floor

### Bedroom One

14' 7" x 14' 1" (4.44m x 4.29m)

### Ensuite

6' 2" x 5' 6" (1.88m x 1.68m)

### Shower Room

8' 10" x 7' 1" (2.69m x 2.16m)

### Bedroom Two

16' 8" x 10' 7" (5.08m x 3.22m)

### Bedroom Three

17' 5" x 8' 1" (5.30m x 2.46m)

### Bedroom Four

L-shaped 14' 2" x 10' 11" (4.31m x 3.32m)

## Second Floor (Apartment)

### Apartment Sitting/Dining Room

23' 4" x 17' 6" (7.11m x 5.33m)

### Apartment Kitchen

12' 10" x 10' 11" (3.91m x 3.32m)

### Apartment Bedroom One

11' 9" x 9' 10" (3.58m x 2.99m)

### Apartment Bedroom Two

11' 6" x 10' 0" (3.50m x 3.05m)

### Apartment Bedroom Three

11' 4" x 7' 2" (3.45m x 2.18m)

### Apartment Bathroom

11' 3" x 9' 11" (3.43m x 3.02m)

### Roof Terrace

28' 7" x 18' 1" (8.71m x 5.51m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

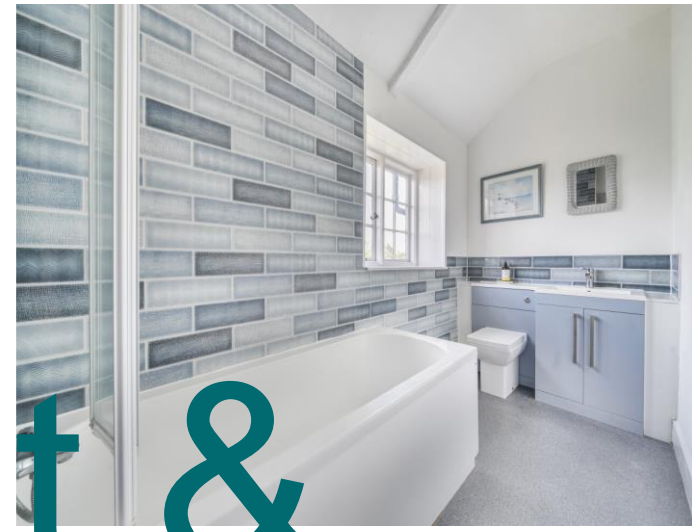




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# Apartment &



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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