



TANYARD

Wierton Hill, Boughton Monchelsea ME17



GRADE II LISTED HALL HOUSE IN 9 ACRES WITH WONDERFUL VIEWS

Believed to date back to the 1500s, with later additions, this remarkable house is set in an elevated position atop Wierton Hill, offering panoramic countryside views including a detached cottage, 3-bay garage, workshop, greenhouse & tennis court.



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EPC

EXEMPT

Local Authority: Maidstone Borough Council

Council Tax band: H

Tenure: Freehold



GROUND FLOOR ACCOMMODATION

Spanning three floors, the main house exudes character, showcasing period features such as exposed stone walls, large stone inglenook fireplaces with oak bressumer beams, stone hearths, and polished stone flooring. Throughout the home, you'll also find oak beams, wide board floors, latch doors, and solid wood staircases.

The ground floor includes a generous entrance hall, a dual-aspect drawing room and sitting room, both with open fireplaces and a formal dining room with a stone floor that flows into a cosy snug.

The well-appointed kitchen/breakfast room features a central island with granite worktops, a traditional AGA, integrated appliances, and a rear door leading out to the terrace. Additional ground floor accommodation includes a cloakroom, utility room, and a boiler/boot room with external access.







1ST FLOOR ACCOMMODATION AND DETACHED COTTAGE

Two staircases lead to the first floor, where the principal suite offers a dual aspect bedroom, dressing room, and ensuite. Two further double bedrooms also enjoy ensembles, while a fourth double bedroom benefits from its own bathroom, accessed via a separate staircase which continues to an attic store. The second floor houses an additional bedroom suite with a double bedroom, sitting area, and shower room, ideal for a nanny, guests, or multigenerational living.

The detached cottage, a converted barn, offers flexible secondary accommodation. The ground floor features an open-plan kitchen/living space, while the first floor provides a double bedroom, a single bedroom, and a family bathroom.

The property is currently operating as Airbnb rental, generating a strong income while still offering the flexibility to be used as a private family home. Its distinctive period features, comprehensive amenities, and picturesque setting make it a sought-after retreat for guests looking for a countryside getaway.







GROUND & LOCATION

Tanyard is set within approximately 9 acres of beautiful grounds, including sweeping lawns, an orchard, woodland, and a productive kitchen garden. This historic residence, in addition to the detached cottage, benefits from a three-bay garage, workshop, heritage-style greenhouse, and tennis court.

Tucked away down a quiet country lane on Wierton Hill, the village of Boughton Monchelsea is close by and benefits from its own primary school, post office, village hall, village green, recreation ground and popular local restaurant, The Curious. More extensive facilities are available in Maidstone which is a short drive offering comprehensive high street shopping. Staplehurst Station (4 miles) serves London Charing Cross/Cannon Street and London Bridge. The sought-after independent school of Sutton Valence is a short drive away (Co-ed 3-18 years) whilst Maidstone has four grammar schools for boys and girls. Further grammar schools are available in Tonbridge/Tunbridge Wells.



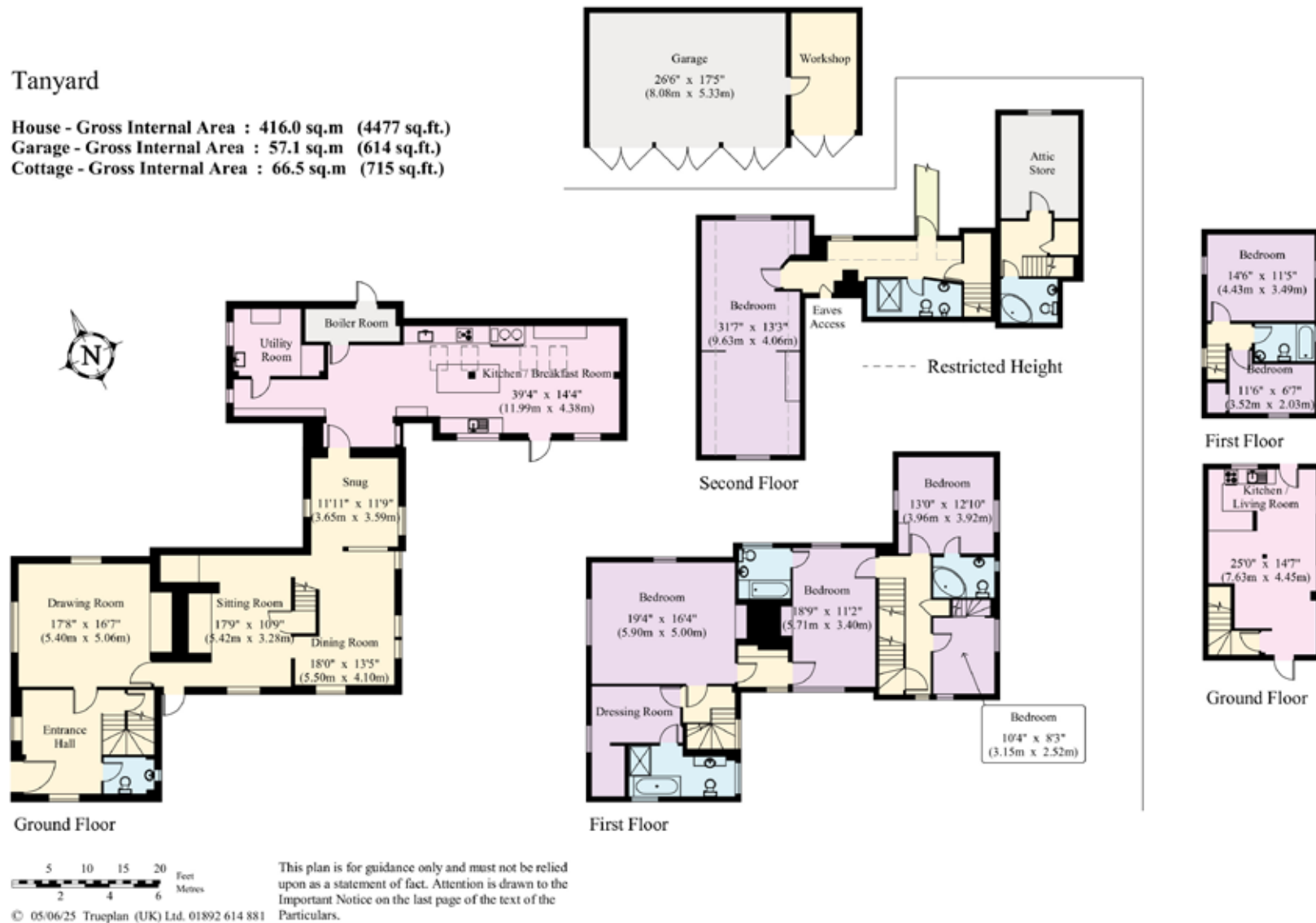


Tanyard

House - Gross Internal Area : 416.0 sq.m (4477 sq.ft.)

Garage - Gross Internal Area : 57.1 sq.m (614 sq.ft.)

Cottage - Gross Internal Area : 66.5 sq.m (715 sq.ft.)



Approximate Gross Internal Area = 416 sq m / 4477 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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