



Silks Barn Amage Road, Wye, Ashford, TN25 5DE  
Price £950,000

GOULD  
HARRISON



A stunning Grade II Listed barn conversion set in beautiful countryside surroundings of the AONB, looking out towards the Wye Crown.

This wonderful home was lovingly converted by the current owners back in 1992 and enjoys a wealth of characterful features including vaulted ceilings, beautiful exposed timbers and open fire place.

Sitting in around 1.5 acres the property enjoys the most tranquil of settings with spacious accommodation and bespoke triple car barn.

Local amenities are in easy reach in Wye village centre with mainline train station, co-op store, highly regarded schools and active community.



#### Location

The quintessential English village location with everything you could possibly want from village life. Wye offers excellent local schools, good transport links including mainline station, a traditional family owned butchers, convenient Co-op store and library. There are many beautiful countryside walks on your doorstep including Wye Downs nature reserve.

#### Grade II Listed

Barn. Early C18. Timber framed and weather boarded on red brick base with plain tiled roof. Roof hipped to left, half-hipped to-right, with half-hipped mid-strey. Interior: 3 bays with aisles with quadrant braces and clasped purlin roof.

#### Vaulted Hallway 20'6 x 19'10 (6.25m x 6.05m)

Solid oak casement door opening in to an imposing hallway with vaulted ceilings, a wealth of exposed timbers looked over by the galleried landing. A remarkable floor to ceiling gable end allows for plenty of light and to enjoy views across the grounds.

#### Kitchen 15'0 x 13'4 (4.57m x 4.06m)

Double aspect with a generous range of fitted units under granite work surfaces, space for range oven, Belfast sink with chrome mixer tap and localised tiling, tiled flooring, downlighters.

#### Utility Room

Plumbing and space for white goods.

#### Sitting Room 26'8 x 14'2 (8.13m x 4.32m)

With a delightful triple aspect, cosy fireplace housing wood burning stove.

#### Bedroom 15'0 x 13'4 (4.57m x 4.06m)

Feature window to side and continuation of the attractive exposed timbers.

#### Cloakroom

Low level WC

#### First Floor:

#### Galleried Landing

A unique space with walkway connecting the two bedrooms, overlooking the stunning hallway.

#### Bedroom One 26'8 x 14'7 (8.13m x 4.45m)

Built in storage cupboard, door to:

#### En Suite Shower Room

Shower cubicle housing electric shower with glazed screen and tiled surround, low level WC, pedestal hand basin with chrome mixer tap.

#### Bedroom Two 16'8 x 14'9 (5.08m x 4.50m)

Built in wardrobe cupboard, door to:

#### En Suite Bathroom/WC

White suite comprising panelled bath with mixer tap and electric shower over, low level WC, pedestal hand basin, localised tiling, under eaves storage.

#### Gardens

Silks Barn sits in around 1.5 acres with far reaching views of beautiful countryside in the most peaceful of settings. Well stocked south facing mature gardens offer a wide variety of colour and interest throughout the year where you will find a rose and wisteria covered pergola, vine shaded seating area of the terrace and honeysuckle covered arbor for relaxing and entertaining.

#### Adjacent Pony Paddock

Of about 1 acre with pole-barn shelter.

#### Triple Car Barn & Driveway

Access to the barn is along a single track road leading from Amage road. A five bar gate leads on to the long driveway which provides ample parking for multiple vehicles and leads to a detached triple car barn at the rear of the property.

#### Tenure

Freehold.

#### Services

Mains water and electric,  
Private drainage  
Oil fired central heating via radiators.

#### Council Tax

Ashford Borough Council Tax Band: F.

