



'Our Focus Determines Your Reality'



Gate Court Farm  
Station Road  
Northiam  
East Sussex  
TN31 6QT



Entrance Hall \* Drawing Room \* Sitting Room \* Dining Room  
Kitchen/Breakfast Room \* Ground Floor Shower Room

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Principal Bedroom, Ensuite \* Three Further Double Bedrooms  
Family Bathroom

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Attractive Garden \* Paddock Approx. 0.83 Acres  
Double Open Bay Garage \* Off-Road Parking





## STUNNING GRADE II LISTED CONVERTED OAST

Presented in immaculate condition throughout with many character features including the exposed brick of the roundels, this stunning Grade II Listed oast provides a well-appointed, spacious family home. Sitting in attractive gardens with a separate paddock, in all, just under an acre, the oast occupies a rural country lane location on the outskirts of the village of Northiam where it enjoys a view over the neighbouring pond and a far-reaching countryside aspect.

The accommodation consists of an entrance hall, drawing room, sitting room with log burning stove, roundel dining room, roundel kitchen/breakfast room with door to the paved terrace, and a shower room on the ground floor.

On the first floor there is a spacious principal bedroom with built-in storage and ensuite shower room, a further double bedroom with built-in storage and two additional roundel double bedrooms together with a family bathroom.

Outside a shingle drive leads to the double open bay garage from where a pedestrian gate opens onto a brick path leading across the lawn of the enclosed garden. The garden is bordered with a mature hedge and interspersed with flower and shrub borders. The paved terrace to the rear is enclosed with mature hedging and a glass balustrade which provides an ideal entertaining space with views over the neighbouring pond. The 0.83 acre paddock is situated across the driveway.



## NORTHIAM

The village of Northiam offers amongst its amenities two shops, bakers, ironmongers, post office, doctors' surgery, dentist, opticians and a fish and chip shop. Further local shopping and amenities are available in nearby Hawkhurst or a little further afield in Tenterden.

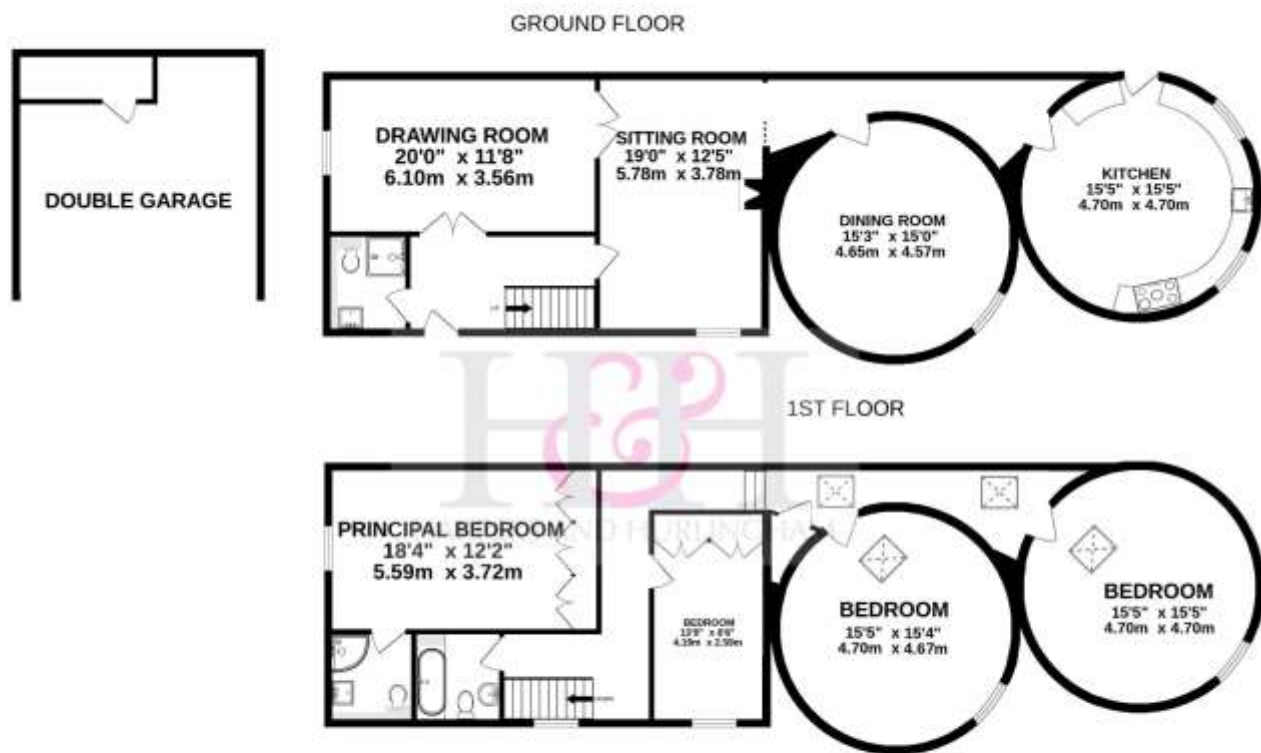
## SCHOOLS AND CONNECTIONS

There are many well-regarded schools in the area for children of all ages, from Girls and Boys Grammar Schools to a number of private schools including Cranbrook, Bethany, Benenden, Marlborough House, Dulwich and St. Ronans.

Mainline Rail Services are available from either Etchingham, Wadhurst or Staplehurst.







TOTAL APPROXIMATE INTERNAL FLOOR AREA (including Garage) 2,103.5 SQ.FT. (201 SQ.M.)  
 (no guarantee is given to the square footage of the property, the figure shown is for initial guidance)  
 (not to scale - for visual purposes only)  
 (please note that the fixtures and fittings are not necessarily included in the sale)  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of work, materials, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with floorplan 5/2024

## SERVICES

Mains electricity and water. Air source heat pump heating. Shared Klargester sewage treatment plant.

Rother District Council - Council Tax Band F

EPC Rating: E - Grade II Listed

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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