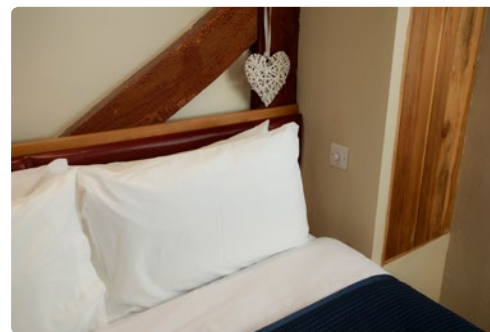




Freehold



Tonge Barn, Church Road, Tonge ME9 9AP

- A Spectacular Grade II Listed Barn Conversion
- With Extensive Ancillary Accommodation
- Currently Run As A Luxury Boutique Hotel
- Twelve Beautifully Appointed En-Suite Rooms
- Additional Owners Accommodation
- Splendid Period Features Throughout
- Within 0.61 Acres Of Grounds With River Frontage
- Detached Yoga Studio Overlooking The River

SITUATION:

Tonge is a quaint hamlet, centred around Tonge Barn & Tonge Mill and surrounded by beautiful rolling countryside, situated between Faversham and Sittingbourne. Other nearby villages include Highsted Valley, Bapchild and Rodmersham, an old village dating back to 1100 AD with a beautiful village green, where there is a primary school and a popular pub, The Fruiterers Arms. There is also a cricket club, a squash court, gym and a bistro café/village store.

Teynham is less than two miles away and benefits from having a train station and several shops, restaurants. The surrounding countryside is mainly fruit orchards and it is close to the hamlet of Conyer, which has its own Quay.

The nearby bustling town of Sittingbourne (approx. two miles) offers a range of shopping, leisure and recreational amenities, including swimming pool and various golf

courses nearby. With the highly respected Highsted, Borden and Fulston Manor grammar and secondary schools close by, the town also has a good selection of primary schools and a mainline railway station with a connection to London Victoria in approx. one hour.

The charming nearby market town of Faversham (approx. six miles) offers a wide range of high street shops and independent retailers which adorn its attractive high street and its market square. The town also offers excellent leisure facilities with an indoor and outdoor swimming pool, a cinema, a large park and recreation ground, a museum and numerous pubs and restaurants. It has a good selection of primary schools and two secondary schools, one of which is the renowned Queen Elizabeth Grammar School. Faversham has a mainline railway station with a high speed rail link to London St. Pancras. The nearby M2 motorway gives excellent and fast access to London, Whitstable, Canterbury and the Kent coast.



DESCRIPTION:

A spectacular Grade II Listed barn conversion with extensive ancillary accommodation, set within 0.61 acres of magnificent grounds in a splendid rural, waterfront setting.

Tonge Barn is currently run as a highly successful luxury boutique hotel, enjoying an excellent reputation as such, with many regular corporate and private clients, returning year-on-year to stay at the hotel.

However, due to the highly versatile manner in which the accommodation is configured, along with the mixed use status which the property enjoys, Tonge Barn's new owners could easily reduce the amount of commercial accommodation and increase the owners accommodation, as they see fit.

This would make Tonge Barn ideal for anyone just wishing to let the three self-contained units as you approach the barn and retain the remaining rooms for their own private use.



The barn itself dates back to 1823 and has a wealth of period features, including exposed beams, exposed brickwork and vaulted ceilings.

However, the entire the property has seen a significant amount of investment recently, with all rooms being extensively updated and modernised to a high specification finish.

As you enter the main barn, you are greeted by an impressive beamed and vaulted ceiling, with an entrance area overlooked by a galleried landing above. To the left, there is a lovely sitting area, with exposed floorboards, brickwork, beams, wood panelling and a wood burning stove.

To the right of the entrance hall, there is a spacious open plan kitchen/dining area, with a similar array of fine period features.

The kitchen has been fitted with a range of wall and floor units, set around a range of i

integrated appliances, granite work surfaces and a granite breakfast bar.

A huge set of oak sliding doors open into the extended ground floor accommodation (formed from an old bakery) which consists of five double bedrooms, (each with air conditioning and well-appointed en-suites) plus a utility/laundry room.

On the first floor, a galleried mezzanine landing leads to two, large bedrooms, currently used as owner's accommodation. Both of these have a wealth of exposed beams, along with dressing areas and en-suites.

In addition to the main barn, there are three, self-contained courtyard rooms as you enter the grounds, each with allocated parking. These have all been beautifully finished, with beamed and vaulted ceilings, air conditioning, bespoke oak doors and well-appointed kitchens and bathrooms.



Finally, to the rear of the property, there is another wing, accessed via a wisteria draped walkway. This consists of four garden rooms, each with modern and stylish en-suites and stunning views over the gardens and the countryside beyond.

OUTSIDE:

Tonge Barn is set within glorious grounds of 0.61 acres and is approached via a gated tarmac driveway, which provides extensive parking for numerous cars.

There is an attractive courtyard garden, flanked by mature rose bushes, to the front of the property.

To the rear of the property, a gravelled driveway which provides additional parking, leads to a useful workshop, with bi-folding doors.

The gardens are mainly laid to lawn and planted with a selection of specimen trees to create a wonderful backdrop to this incredible home.

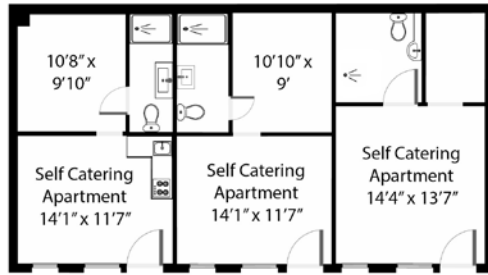
A raised flagstone patio area leads to a superb detached yoga studio (currently used as an office) with oak flooring and huge, bi-folding doors which open onto an expanse of decking and the property's very own river frontage.

This gentle stream has resident fish, ducks and swans and affords magnificent views over the rolling countryside beyond.

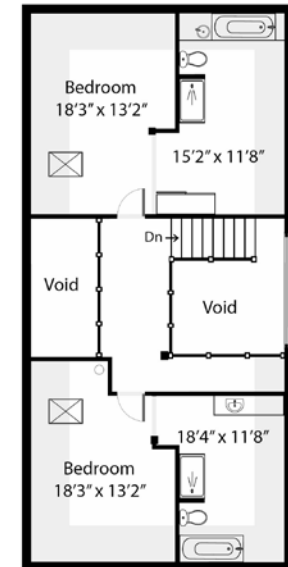
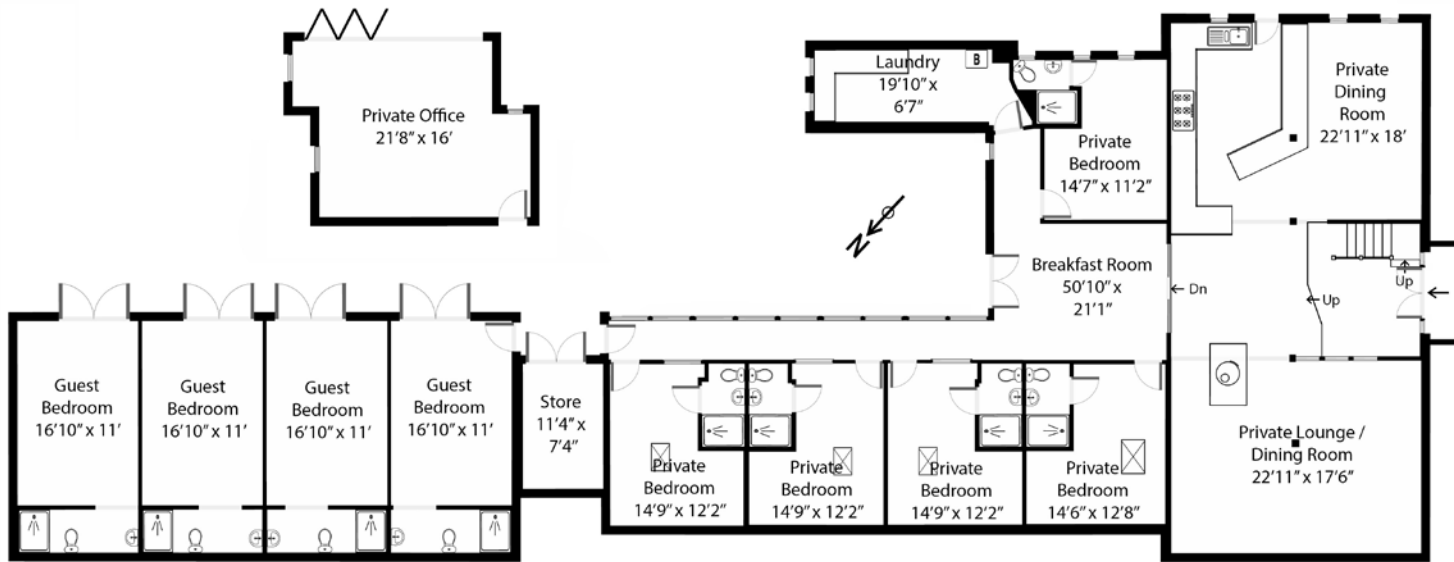








Courtyard Rooms



First Floor



TOTAL FLOOR AREA: 6000 sq. ft (557 sq. m)



EPC RATING
C



COUNCIL TAX BAND
TBC



GENERAL INFORMATION
Grade II Listed. Private drainage & oil fired central heating.

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