



Freehold



Longstraw Barn, 10 Ickham Court Barn, Ickham CT3 1QQ

- A Delightful Attached Period Barn Conversion
- Situated Next To The Picturesque Village Green
- Converted To An Exceptional Standard In 2005
- Magnificent Period Features Throughout
- Two/Three Bedrooms - Two Bathrooms
- Stunning Kitchen With Beamed & Vaulted Ceiling
- Secret Walled Garden Plus Carport
- An Idyllic Village Setting Near Canterbury

SITUATION:

Longstraw Barn is situated right in the heart of highly regarded Ickham (known locally as 'the friendly village'), which lies 5 miles southeast of the city of Canterbury. This picturesque location has many well preserved listed buildings, with an interesting mix of architecture, including the 11th-century church of St. John the Evangelist. There is a popular dining pub, the Duke William and a Spa retreat. Ickham also has a village hall, used as a venue for a range of activities, and a regular bus service to and from Canterbury. The village is surrounded by some beautiful countryside, with numerous footpaths, making this an ideal location for those who enjoy outdoor pursuits. The adjoining village of Wickhambreaux also has a church, a public house (The Rose Inn) and a well-regarded primary school, rated 'outstanding' by Ofsted. The larger village of Littlebourne, just a mile away, benefits

from a post office, shop, a primary school, a church and a GP practice, whilst nearby Bekesbourne is home to Howletts Zoo, along with a mainline train station which connects with Canterbury East station.

The cathedral city of Canterbury is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes and international restaurants. The city also offers a fine selection of sporting, leisure and recreational amenities, including the refurbished Marlowe Theatre. Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to well regarded private schools and three universities. Canterbury offers a regular rail service to London Victoria, Charing Cross and Cannon Street and the high speed rail link connects with London's St Pancras from Canterbury West station in just under one hour.



DESCRIPTION:

A delightful Grade II Listed two/three bedroom barn conversion, situated next to the village Green in the idyllic village of Ickham. The property was converted in 2005 to an exceptional standard, incorporating a modern yet sensitively styled interior, alongside many traditional features such as vaulted ceilings, exposed beams and studwork and lovely oak latch-key doors, all framed within a typical weatherboarded exterior and a recently renovated thatched roof.



The property is entered via a traditionally styled double glazed front door, which opens into an entrance hall with a coats cupboard, a well appointed shower room and beautiful, wide exposed floorboards which extend throughout the entire ground floor. The entrance hall opens into a spectacular kitchen/breakfast room, with an impressive vaulted ceiling with exposed beams and a rooflight. The kitchen has been fitted with an excellent range of cottage style wall and floor

units, set around wood block work surfaces, a ceramic sink and a Rangemaster double oven with an exposed brick faux chimney breast.

To the right of the entrance hall (and adjacent to the shower room) there is a spacious double bedroom with a beamed and vaulted ceiling and a fixed ladder access to a useful boarded loft area.

Beyond the kitchen, there is a wonderful sitting room, with numerous exposed beams and studwork and double glazed French doors which look out over the walled gardens.

On the first floor, a central landing leads to a splendid double bedroom, with a beamed and vaulted ceiling, fitted wardrobes and a lovely dual aspect. Also on the first floor, there is a study, which could easily be used as an occasional guest bedroom, if required, and a well appointed family shower room. This has been fitted with a modern white suite, including a huge, walk-in shower enclosure and is finished with attractive ceramic tiling.

OUTSIDE:

A five bar gate opens into a communal courtyard and carport, with one allocated carport space and a storage area set aside for Longstraw Barn. Another five bar gate opens into Longstraw Barn's own private garden, whilst a paved pathway leads to the barn itself.

The gardens are completely walled and have a 'secret garden' feel to them, as they enjoy a good degree of privacy and have been beautifully planted and maintained. They are mainly laid to lawn, with numerous well stocked beds and borders, filled with a variety of well-established flowers and shrubs and a lovely corkscrew willow tree. A full width patio area extends across the front of the barn, whilst there are several additional seating areas dotted about the pretty gardens.

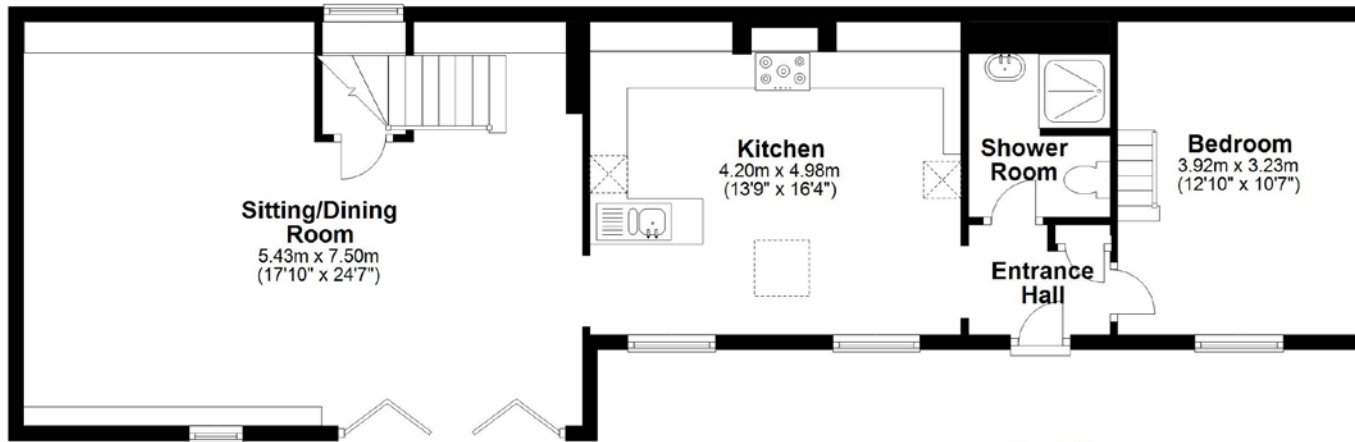
The gardens also enjoy splendid views of the village church and Ickham Court, which together provide a magnificent backdrop to this very special village home.





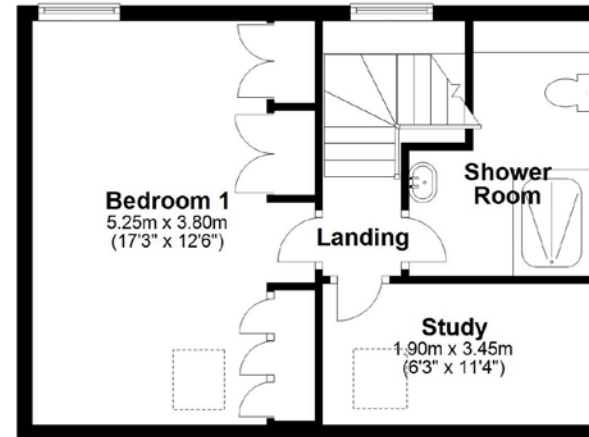






Ground Floor

First Floor



TOTAL FLOOR AREA: 1327 sq. ft (123 sq. m)



EPC RATING
C



COUNCIL TAX BAND
E



GENERAL INFORMATION
The property is Grade II Listed and served by all mains services.

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