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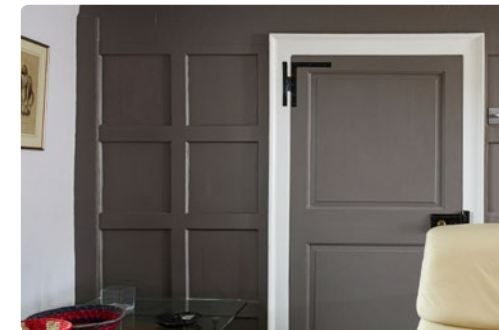
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Ruffyns, Roman Road, Aldington, Ashford TN25 7EF

3 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS

Freehold



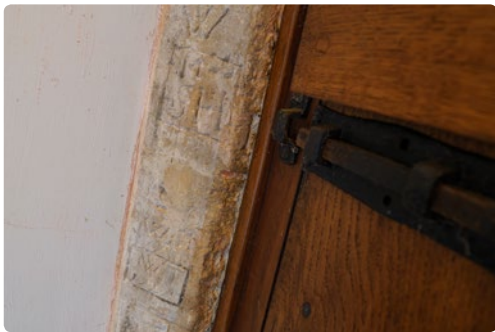
Ruffyns, Roman Road, Aldington, Ashford TN25 7EF

- Striking Grade II * Listed Detached Residence
- Flourishing In Period Features
- Exposed Beams, Intricate Panelling & Inglenook Fireplaces
- Significantly Updated & Enhanced Throughout
- Wood Burning Stoves In Almost Every Room
- Almost 3000 Sq.Ft Of Versatile Accommodation
- Self Contained Annexe – Holiday Let Business
- 0.69 Acres Of Grounds Which Include A Walled Garden

SITUATION:

The property is situated on the outskirts of the desirable village of Aldington to the south-east of Ashford, surrounded by rolling countryside and offering numerous outdoor pursuits. Amenities include a post office, butcher and baker, public house and primary school. The village hall sits adjacent to the green and there are tennis, football and cricket clubs. Just seven miles from Ashford High Street, it is within easy reach of Ashford International Station which offers a superb high speed commuter rail service, reaching London St Pancras in approximately only 38 minutes.

Ashford itself offers an excellent range of recreational and shopping amenities, including a choice of three supermarkets, with other good nearby retail outlets including the McArthur Glen Designer Outlet Centre. The property is also very conveniently located for access to the M20 motorway network, (near the William Harvey Hospital), providing a road connection to London, Dover, and the Channel Tunnel (15 minutes). The property is approximately six miles from Hythe, which has a beautiful beach, a Military canal and High Street with its range of independent shops and retailers, along with more familiar chain stores, public houses and cafés.



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An exceptionally attractive grade II * listed detached residence, nestling in the village of Aldington and dating back to the 14th century with a wealth of history, it was originally built for Robert Ruffyn, constable of Saltwood Castle and then eventually served as the farmhouse for the local farm. Ruffyns is now a wonderful family home offering almost 3000 sq. ft of characterful accommodation alongside a beautifully appointed self-contained annexe, Ruffyneshill Cartshed, which is currently used as a very popular holiday-let generating a significant additional income. Creatively presented by the current owner, who has made some sensitive exceptional enhancements to this period property including re-roofing, the installation of beautifully crafted windows throughout, a new energy efficient oil-fired central heating system with 5000-litre storage

tanks with underfloor heating to the majority of rooms, many original features have been meticulously restored. The eccentric style flourishes throughout with latch key oak doors, exposed medieval brickwork, rich historic beams, inglenook fireplaces, panelling and intricate plaster work. There is, however, an opportunity to make further enhancements and embrace the heritage of this wonderful family home.

The facade is particularly charming, and the handsome arched oak front door is accessed via a stunning medieval walled garden with a sunny south-westerly facing position. This opens into a grand entrance hall adorned with beams and ragstone. This in turn leads to a well-appointed kitchen breakfast room fitted with an array of quality units which include a double Schöck sink, one side with electric waste plug, the other a newly installed premium Insinkerator, an all-induction Aga Rangemaster with electric double oven, Bosch Combi-Oven and dishwasher, Samsung American fridge-freezer, and spacious wine cooler.



The space is finished with Caesarstone worktops and natural sandstone floor tiles which has fully zoned underfloor heating. The space is further enhanced by a utility area found within the rear entrance lobby. An inner hallway with cloakroom, storage room and cupboard, lead to two elegant reception rooms both bathed in beautiful features including wattle and daub ceilings. The dual aspect living room, with an 18th century panelled wall, has an inglenook fireplace which incorporates a Chesney woodburning stove, whilst in the dining room and yet to be restored, there is an outstanding fireplace with wood burning stove, set beneath an attractive bressummer with distinctive mouldings. This fireplace is backed by an enormous 17th century fireback, depicting the battle between Apollo and Marsyas, overseen by King Priam.

Stairs from the dining room lead to the first floor which currently offers two bedrooms and a recently installed family bathroom which comprises of a separate bath, Aqualisa digitally controlled shower, vanity unit with basin with Hansgröhe tap and zoned underfloor heating. The first floor could be reconfigured to create four bedrooms with some relatively simple adaptations, making the most of the wonderful space. The main bedroom is over 22 ft long and has rich 16th century panelling, an oak door leading to an L-shaped room which, subject to planning consent, could offer a dressing room or alternatively an addition bedroom if a corridor was created. Ruffyns has high-speed fibre internet.







ANNEXE & OUTSIDE:

The Cartshed is currently a very popular self-contained holiday-let, which comprises of an open plan living room with dining area and kitchenette which includes an AEG washer-dryer, washing -up machine, fridge freezer, combi oven, and Insinkerator waste disposal unit. The king-size bedroom is further enhanced by a shower room. The Cartshed is all-electric, and benefits from the very low Octopus night-rate thanks to an EV charging facility at the main house. All the associated equipment for the running of the successful holiday-let business, including all linen are included in the asking price, apart from the fourteen original Timothy Easton oil paintings, which could be negotiated separately by agreement.

Ruffyneshill Cartshed has an alarm facility with the associated garage with security cameras monitored in the main house. Other features include separate 900mbps fibre Plusnet internet, and Smart TVs in both living room and bedroom with a BBC Hotel Licence, which also covers the main house.

The beautiful medieval wall, dating from about 1380, divides the spacious yard from the outstanding walled garden with its south-westerly aspect. This has automatically controlled LCD illumination to both aspects.

The rear garden enjoys far reaching views and is mainly laid to lawn with two bordered areas for growing vegetables along with a composter. The concrete slab near the house is prepared for tiling to form a terraced area, or could, subject to planning consent, accommodate a spacious construction.



TOTAL FLOOR AREA: 4036 sq. ft (375 sq. m)
 HOUSE: 2872 sq. ft (267sq. m)
 ANNEXE/OUTBUILDINGS: 1164 sq. ft (108 sq. m)



EPC RATING
 E



COUNCIL TAX BAND
 F



GENERAL INFORMATION
 Oil fuelled heating & private drainage

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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