



4 Gosmere Farm Barns, Newhouse Lane, Sheldwich ME13 9PR



- Magnificent Attached Period Barn Conversion
- Set Within 0.77 Acres Of Beautiful Grounds
- Exceptional Period Features Throughout
- Over 3500 Sq. Ft Of Accommodation
- Stunning First Floor Living Space
- High Quality Neptune Kitchen With Quartz Tops
- Double Garage & Music Room/Home Office
- Splendid Rural Setting Backing Onto Farmland

SITUATION:

Gosmere Farm Barns are situated in a wonderful rural setting, within a small collection of converted farm buildings and cottages, within a working farm and surrounded by some truly beautiful countryside.

The charming village of Sheldwich has a very well regarded primary school, the beautiful Grade II listed Church of St James and several fine period buildings including the Grade I listed Lees Court (formerly home to the Countess of Soudes). The village has a good sense of community with various clubs and societies run from either the church or the village hall whilst a village fete is held every year.

The market town of Faversham is just three miles away and offers a wide variety of shopping facilities including both specialist shops and national retailers. There is also a bustling market three times a week, a cinema, an indoor

and outdoor swimming pool and even a cottage hospital.

The town has a good selection of primary and secondary schools, including the renowned Queen Elizabeth Grammar School, whilst a good selection of private schools can be found in either Canterbury or Ashford. A mainline railway station offers a regular service to London Victoria and Cannon Street and a high speed service to London St Pancras. There is an alternative High Speed train from Ashford, via Ebbsfleet, also to London St. Pancras.

The A2/M2 motorway network is within one mile offering good access to London and the coast, as well as the cathedral city of Canterbury (eleven miles) which again offers an excellent choice of shopping, restaurants, leisure facilities, a theatre, and has a good range of both private and state schools and three universities.





DESCRIPTION:

A magnificent attached barn conversion, set within generous grounds of approx. 0.77 acres within a charming collection of just six beautiful period homes, in a wonderful rural setting near Faversham.

The barn is Grade II Listed and displays a wealth of exposed beams and traditional period features, alongside almost 3500 sq. ft of well-appointed and highly versatile accommodation.

However the property has also seen numerous improvements in recent years, including updated electrics, new radiators, engineered oak and travertine flooring, a stunning new Neptune kitchen and the addition of a fully sound proofed music room (which could also serve as a home office).

Furthermore, the current owners have successfully sought planning consent for numerous other alterations to the property, which would allow any new owner to really put their own stamp on this wonderful family home.

The barn is entered via a twin set of glazed doors, set within a double height barn-style window. These open into an impressive reception hall, with travertine flooring with underfloor heating, exposed beams and another set of twin French doors directly opposite the front doors, which provide access to and views over the gardens.

To the right of the reception hall, there are two, generously proportioned double bedrooms, with exposed beams and built-in wardrobes. To the left of the reception hall, a corridor leads to two further double

bedrooms, a large utility room and a well-appointed family bathroom. This has been fitted with a traditionally styled white suite, including a bath, a separate shower cubicle, a WC and a marble topped vanity sink.

The main bed is at the end of the corridor and is a splendid double room, with exposed beams, twin built-in wardrobes, a beautifully appointed en-suite shower room and lovely views over the gardens.

The owners have planning consent to remove the window and window seat and replace it with a set of French doors, granting direct access from the main bedroom to the garden.

On the first floor, there is a spectacular

open plan living space, with a wealth of exposed beams, a vaulted ceiling and a triple aspect with fine views over the gardens and the farmland beyond.

This vast space is divided into several clearly defined areas, including two sitting areas, two dining areas and a stunning high quality kitchen from Neptune.

This has an extensive array of traditionally styled units, set around a mix of quartz and oak work surfaces, a range of integrated appliances including an induction range and a huge central island.

Other features of note include: engineered oak flooring, traditionally styled radiators, a gallery overlooking the ground floor reception hall and stable door which



TENURE: FREEHOLD



opens onto a balcony with access to the garden.

We understand from the vendor they have planning consent to extend this balcony across the full width of the barn and replace the stable door with two sets of French doors opening onto it.

OUTSIDE:

The barn sits within a generous plot of approximately 0.77 acres and is approached via a gravel driveway, which provides parking for numerous cars and leads to a cart-barn double garage.

Adjacent to the double garage is a superb fully sound-proofed music studio with air conditioning and power connected. This could easily serve as a home office, but the owners have planning consent to convert this into a gym/home office with the addition of a shower room.

The garden wraps around the side and the rear of the property and is mainly laid to lawn, with several mature trees and a variety of mature flower and shrub borders. A paved patio area is situated to the side of the barn, providing an ideal space for entertaining.





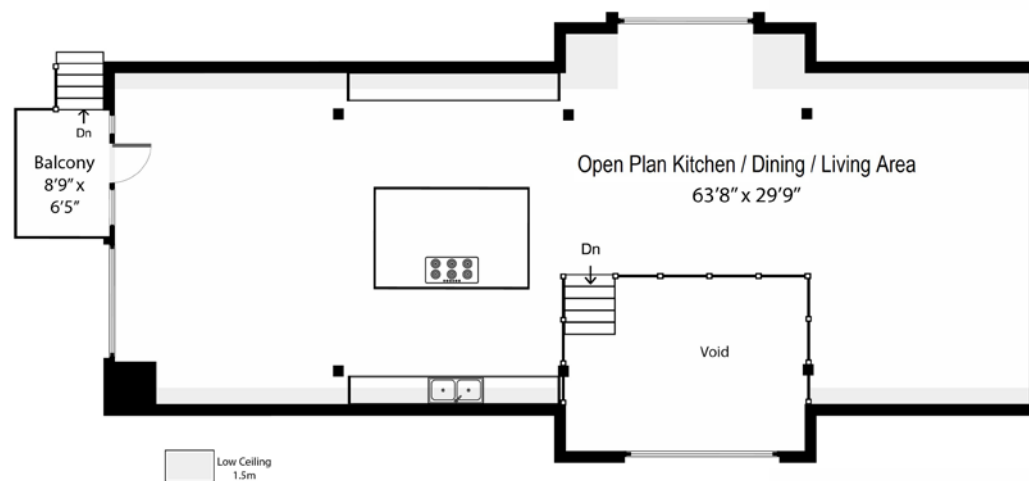
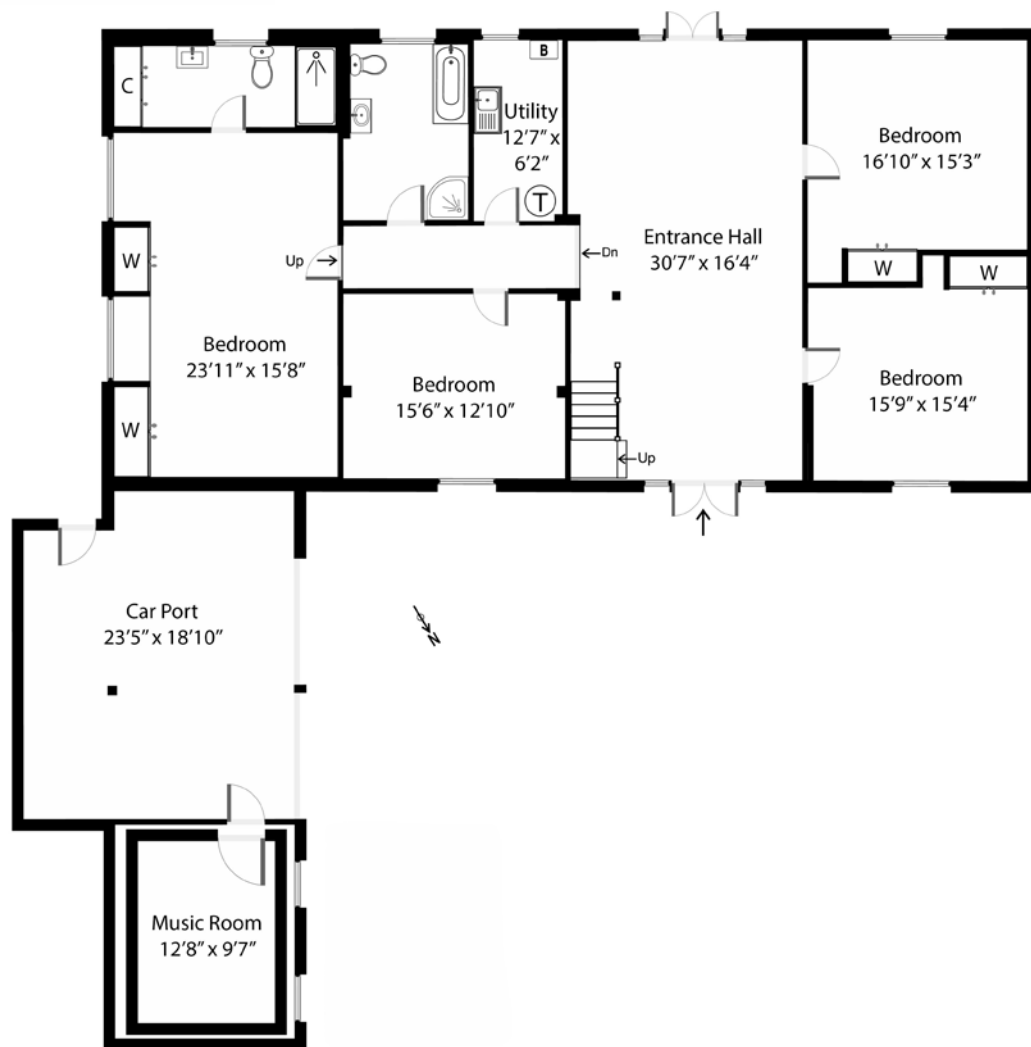


TOTAL FLOOR AREA: Approx. 4066 sq. ft (377 sq. m) THE BARN: Approx. 3460 sq. ft (321 sq. m) GARAGE/MUSIC ROOM: Approx. 606 sq. ft (56 sq. m)

EPC RATING: Exempt

COUNCIL TAX BAND: G

GENERAL INFORMATION: The property is served by private drainage and oil fired central heating. We understand from the vendor there is a service charge of £70 per month for the upkeep of the communal track and private drainage system.



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