



Acorn Barn
Pye Corner | Ulcombe | Maidstone | Kent | ME17 1EG

Seller Insight

“Acorn Barn has been our cherished home since December 2023. We purchased the land in 2022, drawn by the beauty of the area and its suitability for our vision of a self-build home. The land, and its peaceful surroundings, were simply perfect for what we needed.”

“Originally a barn, we made the decision to knock it down and rebuild it entirely, tailoring every aspect to our needs. We are incredibly proud of what we've created here. The open-plan layout, featuring a dual-sided fireplace and a mezzanine floor, reflects our love for open spaces and entertaining. The heart of the home is our kitchen—a perfect blend of modern and farmhouse style, complete with an island, oak beams, and top spec appliances. It's a space where I can cook and socialise at the same time, something I truly enjoy.”

“Our home is filled with thoughtful touches, from underfloor heating to a Sonos system throughout. The bathroom features a freestanding tub, and the walk-in wardrobe is designed for modern comfort. The bi-fold windows in the kitchen open to a serene view of the woods.”

“One of my favourite spaces is the library upstairs. It has doors that open to the fields at the back and the Velux windows offer tranquil views of the stars at night. It's also an ideal spot for birdwatchers, as owls often visit. The gardens are private and secluded, a haven for nature and those who appreciate it.”

“When designing the house, we carefully positioned the bedrooms to capture the beauty of the sunrises and sunsets. My husband also crafted multiple patio areas outside to follow the movement of the sun throughout the day.”

“Just four miles away is a lovely small town, complete with a wonderful local Indian restaurant. There's even a highly-regarded private school nearby, less than ten minutes away. For nature lovers, it's a walker's paradise, with expansive fields just across from us, perfect for those with dogs.”

“We will truly miss everything about this home. If we could, we would take it with us. It is our perfect home, and leaving it is bittersweet.”*

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

Acorn Barn

Acorn Barn is a stunning architectural masterpiece, designed to deliver every luxury expected in a modern home while exuding classical and period charm. The property features five spacious bedrooms and four elegant bathrooms, perfect for accommodating family and guests. Its grand entrance hall, highlighted by a beautiful mezzanine on the first floor, sets a tone of elegance and sophistication from the moment you step inside.

Luxury touches are evident throughout the home, including bifold windows that flood the living spaces with natural light and provide seamless access to the picturesque countryside views. Underfloor heating ensures warmth and comfort throughout, while the Sonos sound system offers high-quality audio for a fully immersive experience. Acorn Barn offers a perfect blend of contemporary convenience and timeless beauty, with breathtaking views from every aspect.

In addition to the main residence, Acorn Barn offers the added bonus of a self-contained two-bedroom annex, perfect for accommodating family members or guests. This separate living space provides privacy and convenience, making it ideal for extended family stays, visiting friends, or even as a potential rental opportunity. The annex enhances the versatility of the property, ensuring comfort and independence for anyone staying over, while still being part of the overall luxury experience Acorn Barn offers.





Step outside

Acorn Barn

Acorn Barn is ideally located in a peaceful rural area on the Weald of Kent, nestled between the villages of Headcorn, Lenham, and Sutton Valence. Its setting on a no-through lane shared with only a few neighboring properties ensures a quiet environment, yet it remains highly accessible. Maidstone, the County Town of Kent, is around 10 miles northeast, offering an array of recreational, educational, and shopping options. Meanwhile, Ashford, a rapidly expanding town about 13 miles southeast, provides access to the high-speed HS1 train service to Stratford and St Pancras in London.

The nearby village of Headcorn, situated to the south, offers a variety of local amenities, along with a mainline train service to Charing Cross, making it a great option for commuters. Lenham village, to the north, also provides train services to London Victoria. The surrounding area boasts an excellent selection of schools, both private and public, making Acorn Barn a suitable location for families as well.

Freehold

Council Tax Band G

EPC Rating C

For mobile phone coverage in this area please look online

The vendor confirms there is Broadband available at the property

The following utilities are connected at the property:- Electric / Mains Water Cable TV or Satellite / Phone / Broadband

Drainage is via private Sewage Treatment plant, which is understood to be compliant

There are restrictive covenants relating to the property - for more information please enquire

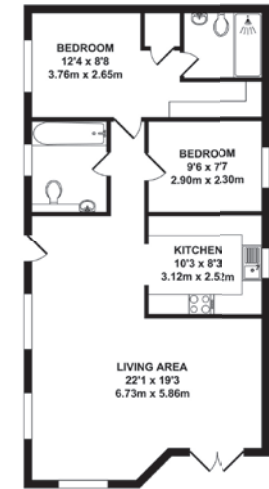


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Gross internal area house (approx) = 3502 sq.ft / 325.38 sq.m

Outside Cabin = 725 sq.ft / 67.34 sq.m

Total = 4227 sq.ft / 392.72 sq.m



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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Asking price £1,200,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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