



Woodmans Hassell Street, Hastingleigh, Ashford, TN25 5JE

Price £875,000

**GOULD
HARRISON**



****CHAIN-FREE OPPORTUNITY IN TRANQUIL SETTING WITH SCOPE FOR DEVELOPMENT****

We are delighted to bring to market this chain-free and absolutely charming spacious home, situated in a secluded hamlet high on the Kent Downs. This historically significant detached family home is available for the first time in forty years.

Offering both privacy and rural tranquility in almost three acres of grounds, this former inn is Grade II listed, with the oldest part of the building dating to 1698. It's equidistant to Ashford and Canterbury, with easy access to their excellent transport links and many outstanding schools.

The property retains a wealth of original features and period detail, yet there is plenty of scope for updating and enhancement, together with potential to extend, subject to the necessary consents.

Adjoining the large established and mature gardens, there is an enclosed paddock which has its own separate access from the lane. Of particular note is the unconverted stables, which offers significant potential for development. There are also other outbuildings suitable for re-development into ancillary accommodation, studio, gym or home office, subject to the requisite planning permissions.



The house's generous accommodation is arranged over 3,100 square feet with four large bedrooms, all with their own bathrooms and custom-made wardrobes.

The ground floor features a series of elegant reception rooms including a sitting room, a formal drawing room and library, both with wood burning stoves, and a dining room. The kitchen/breakfast room, with adjacent pantry, boot room and utility, WC and cloakroom, provide practical and adaptable space for modern family life. There are also two separate studies, ideal for taking advantage of the full fibre connection installed at the property.

This is a unique family home set in rolling countryside offering both heritage and opportunity, with easy access to London via Wye or Ashford, to the City of Canterbury.

The layout has some clever touches, especially when it comes to the bedroom arrangements. Two bedrooms are at one end of the first floor, with their own private staircase and individual bathrooms. The master suite provides extra privacy at the other end of the property, again with its own private staircase and bathroom.

The fourth bedroom is in effect self-contained; it can be accessed from within the house or via its own external entrance. It has plentiful storage and a large bathroom, and even its own garden and terrace. This was once used as a B&B, and would suit those who regularly have friends or relatives to stay, or indeed are looking for multi-generational living, as it offers a degree of independence from the main house.

This is a unique family home set in rolling countryside offering both heritage and opportunity, with easy access to London via Wye or Ashford, to the City of Canterbury, and with easy access to the Continent.

You can walk across the fields to the fantastic pubs in Hastingleigh and Crundale. The bustling village of Wye is less than ten minutes' drive away with its shops, pubs and restaurants, and of course its mainline train station.

There is a wonderful community feel here; yet neighbours also enjoy the tranquility of this "best of all worlds" location. We highly recommend early viewing.

Listing

TR 04 NE HASTINGLEIGH HASSELL STREET (south side) 2/77 The Woodman's Arms GV II - Inn. Dated 1698 and extended 1833 and C20. Painted brick with plain tiled roof. Lobby entrance plan. Two storeys on plinth with plat band and roof with stacks to centre left and truncated and projecting at end right. Three wooden casements on first floor, and glazing bar sash with 2 wooden casements on ground floor with segmental heads. Boarded door to centre left with plaque over inscribed T.F. 1648 Extensions to left with hipped 2 storey range and gabled block adjacent, with C20 wings to rear, with sashes and wooden casements. Main extension with datestone inscribed T.M. 1833 Listing NGR: TR0897346548

Hastingleigh

Hastingleigh sits high up in the rolling plateau of the North Downs above the North Downs Way and

above the Pilgrims Way which runs along the Kent Downs escarpment.

Mentioned in the Domesday Book, Hastingleigh was on one of a number of north south routes connecting Canterbury with the old Saxon shore line port at Lympne. A little way outside the village is the church of St Mary's – worship in this magically peaceful place is recorded from the 1200s.

Hastingleigh is a well kept rural village and a vibrant community complete with its pub – The Bowl Inn; its village pond and a village hall for its many clubs and societies, almost hidden away in the quiet folds of the Kent Downs. Hastingleigh has many links with the neighbouring villages of Elmsted, Waltham, Petham and Bodsham including for its church, clubs and societies and local primary school.

Accommodation:

Entrance

Hallway

Office 10'9 x 9'11

Dining Room 20'6 x 8'8

Drawing Room 14'9 x 13'0 & 14'6 x 9'8

Sitting Room 15'11 x 13'5

Study 12'4 x 9'3

Inner Hall

Bedroom 16'5 x 9'1

Bathroom/WC 9'7 x 8'0

Landing

Breakfast Room 16'9 x 18'6

Kitchen 16'11 x 7'11

Boiler Room

Housing oil fired boiler and providing useful storage.

Boot Room 13'9 x 7'3

Cloakroom

Landing

Bedroom 21'3 x 9'9

Bathroom/WC

Second Landing

Bedroom 19'1 x 13'6

Bedroom 14'6 x 9'10

Bathroom/WC

Gardens & Paddock

Sitting in a little under three acres, the charming grounds are made up of formal, well stocked gardens with mature flowers, shrubs trees and open on to the adjoining, enclosed paddock which has a separate access on to Hassell Street.

Garage & Workshop 25'4 x 15'7

A large mainly laid to gravel driveway is accessed via the twin five bar gates providing plenty of off road parking and lead on to the garage/workshop with automated roller door, power and lighting.

Stables 31'1 x 13'6

Store 19'4 x 16'10



1 Middle Row, Ashford, Kent, TN24 8SQ

01233 646411

sales@gouldharrison.co.uk

GOULD
HARRISON

