



Charles Bainbridge



Longstraw Barn, 10 Ickham Court Farm,
The Street, Ickham, Kent, CT3 1QQ

Offers in Excess of
£550,000











A spectacular Grade II listed barn conversion in a delightful rural setting in the picturesque village of Ickham. Longstraw Barn dates back to 1800 and was converted approx. 20 years ago providing a beautiful home with privacy and seclusion whilst still close to village life. The property boasts impressive and atmospheric accommodation with a wealth of character including extensive exposed timberwork, vaulted ceilings, wooden floor throughout the ground floor and a thatched roof. On the ground floor is an entrance hall opening to a spacious kitchen/breakfast room with a range cooker, wooden worktops and plenty of storage. This leads to a large sitting room with glazed doors overlooking and opening onto the garden, and opposite is a pretty staircase. There is a double bedroom to one end with a permanent wooden ladder to a boarded loft area, and a downstairs shower room. Upstairs is the main bedroom with built-in wardrobes and a low window view over a village green and the churchyard. There is also a study, which could be an occasional single bedroom, and a shower room with a large walk-in shower. The property benefits from double glazed windows and doors, gas fired central heating, and mains services, and is being sold with no onward chain.

Externally the property is approached by a large shared courtyard with plenty of space for turning and visitor parking. This provides access to a covered carport providing one space for each of the five properties, and also a locked storage room. Longstraw Barn itself is approached via a five-bar gate with a path winding through colourful borders to a short flight of steps up to the front door. The garden is beautifully maintained and features a number of zones to enjoy. The main lawn is surrounded by mature shrubs and flowering plants and a pretty arch to either end. One arch leads to a seating area to catch the morning light and the other to a greenhouse. There is a further lawn to one side also surrounded by well stocked beds. In front of the house is a paved patio enjoying views over the garden and beyond to Ickham Court and the church, and a further seating area to one side with attractive grey slate chippings. The plot is fully enclosed and there is a further private parking space for one car inside the gate: with additional parking in the courtyard. EPC - C

The property is located in the heart of the quintessentially English village of Ickham which lies to the east of Canterbury, surrounded by attractive farmland and countryside providing lovely walking, cycling and riding. The village boasts a popular pub The Duke William, Tor Spa retreat and village hall, and offers extensive walking and cycling in the surrounding farmland and countryside. The nearby villages of Wingham and Littlebourne offer comprehensive local facilities while the Cathedral City of Canterbury is easily accessible and provides an extensive range of amenities including a wide selection of shops and restaurants, sports facilities and a comprehensive range of schools, colleges and universities. There are two mainline railway stations serving the City with Canterbury West providing the High-Speed Link to London St. Pancras with a journey time of approx. 55 mins.

Services: Mains services are understood to be connected to the property.

Tenure: Freehold

Council Tax Band: E

Local Authority: Canterbury City Council, Council Offices, Military Road,
Canterbury, Kent, CT1 1YW.

We would be pleased to arrange a viewing by appointment; simply call 01227 780227
or email sales@charlesbainbridge.com

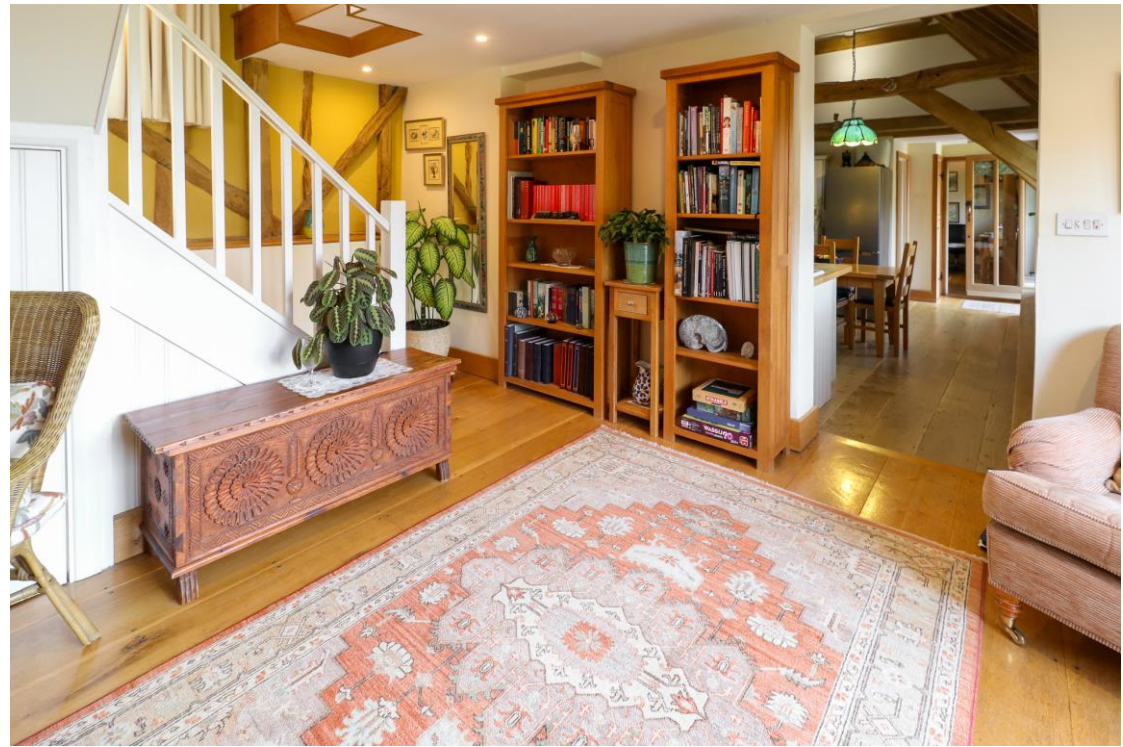
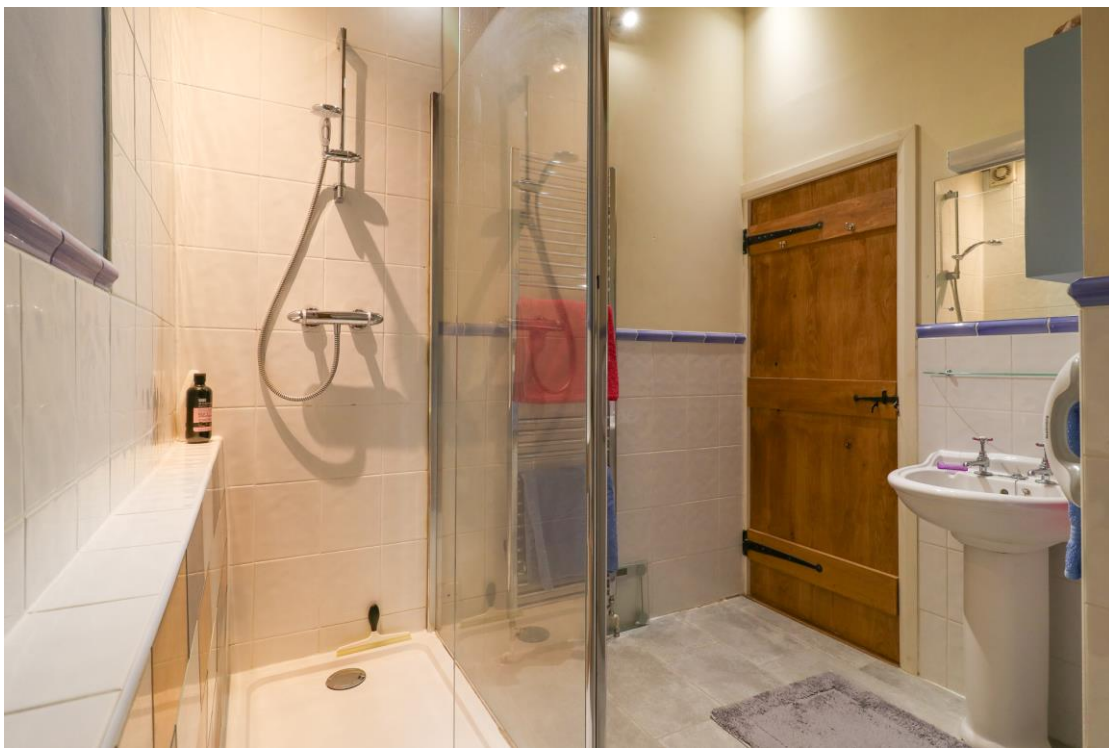
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 1450 sq.ft. (134.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.

