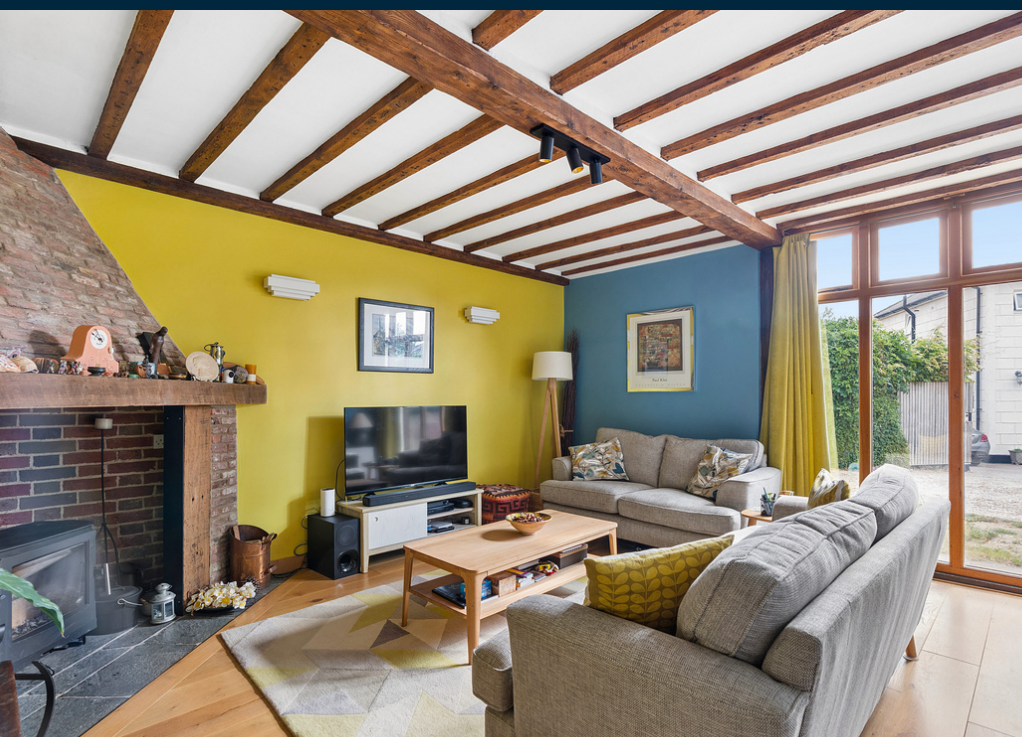




The Barn
Ryarsh | ME19 5LW



Welcome to The Barn - a pre1900 former agricultural building, originally converted in 1994 and subsequently enhanced by the current owners to create a home where heritage, craftsmanship and contemporary comfort blend effortlessly. From the moment you arrive, you sense its uniqueness, its warmth, and its character and now, you have the opportunity to make it your own.

Tucked away along a quiet country lane on the edge of the picturesque village of Ryarsh, this remarkable residence forms part of an exclusive group of just four individual homes which originally comprised Cleggett's Farm. Purchased in 2013, the current owners embarked on a major renovation in 2019, including the superb addition of a large oak-framed porch at the front of the property and an impressive open-plan kitchen/dining space that flows seamlessly onto the adjoining garden terrace. Today, the property offers almost 1,600 sq ft of versatile accommodation, accessible from both the front and rear depending on which of the two private parking areas you choose to use.

Inside, the entrance hall provides cloakroom facilities to one side and an open study/office area to the other. The separate living room is a showpiece in itself, with full-height glazing and a cosy open fireplace, complete with a contemporary wood-burning stove. A ground floor double bedroom with ensuite adds welcome flexibility - currently this is used as a living space and hobby area. At the heart of the home lies the impressive open-plan kitchen/dining room with an 11ft5 vaulted ceiling and views on to the North Downs - a space designed for everyday living, entertaining and enjoying the connection to the outdoors. Upstairs, two further double bedrooms and a renovated family bathroom complete the first floor.

Outside, the plot extends to approximately 0.3 of an acre. To one side of the driveway entrance sits a charming garden area and vegetable plot, currently home to chickens, along with parking for two vehicles. The main garden and terrace adjoin the property, complemented by a second parking spot for a further one to two cars - a rare and practical advantage. There is a substantial partitioned garden shed with mains electricity and an external EV charging point. Elsewhere in the garden there are two further sheds for storing gardening equipment and cycles.



Ground Floor

Porch
Hallway
Cloakroom
Open Office/Study : 10'11 x 9'4
Living Room : 16'5 max x 15
Kitchen Dining Room : 18'8 x 11'11
Bedroom : 15'1 max x 16'1 reducing to 10'8
Ensuite

First Floor

Landing
Bedroom : 16'3 max x 15'7
Bedroom : 16'1 x 11'9
Shower Room

Outside

Private Adjoining Garden
2 x Driveways
Separate Garden Area
Shared Entrance





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