

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is situated on the rural periphery of the village of Ruckinge about 2.5 miles from the village of Hamstreet which provides everyday facilities along with primary school, railway station and local school transport/collection points. The market town of Ashford is just over 7 miles away with its variety of retail outlets, access to the M20 motorway and mainline station with high-speed train services to London taking just over 37 minutes. Conveniently situated for the network of local footpaths which afford access over neighbouring countryside, landmarks include the historic Royal Military Canal and famous Romney Marsh which stretches all the way to the coast. The area is a haven for wildlife, especially ornithology.

A delightful unlisted former granary of traditional brick and weatherboarded elevations occupying a favourable rural setting enjoying impressive views over adjoining countryside towards Romney Marsh. The manageable accommodation is full of character including an inglenook fireplace with wood burning stove and an abundance of exposed timbers and joinery. The Granary is accompanied by a separate one bedroom annexe which can be used for holiday letting, guest accommodation or home working. There are two further detached outbuildings within the gardens which include a brick summerhouse with heating and power, and a timber garden art studio with woodburning stove, electric power, broadband and panoramic, countryside views. There is off road private parking and a car port. This delightful property has been enjoyed by its creative owners and will appeal to those who like painting, photography, writing or pottery.

Granary
Entrance Porch & Hall. Kitchen with Rayburn. Sitting Room with inglenook fireplace. Dining Room to ground floor. First floor landing, 3 bedrooms and Bathroom. Oil heating system. Timber doors and windows.

Annexe
Sitting Room. Kitchen. Bedroom and Shower Room. Patio Area with awning. Independent heating system.

Outside
Established gardens and grounds with mature trees. Shingle parking area and car port. Garden Store. Detached Summerhouse (heating and power). Detached Garden Studio with wood burning stove and 'picture' window enjoying panoramic views to the south east.

Other Information
Local Authority: Ashford Borough Council.
Services: Mains electricity and water. Private drainage. Oil Heating System
Predicted mobile phone coverage: EE, Vodafone, O2 & 3
Broadband speed: Superfast 80Mbps available. Source Ofcom
River and Sea Flood risk summary: Very low risk. Source GOV.UK

Guide Price £695,000 Freehold

Old Granary, Ash Hill, Ruckinge, Ashford, Kent, TN26 2PE



An unlisted detached former granary converted to provide manageable, versatile and characterful accommodation occupying a rural setting with the benefit of a detached annexe, garden studio and far reaching countryside views.

- Detached 1 Bed Annexe • Detached Garden Studio • Far reaching countryside views over adjoining farmland and Romney Marsh • Established gardens and grounds • Ashford Railway Station (High Speed Service to St Pancras 37 minutes) - 7.5 miles



Directions: Having located the village of Ruckinge turn onto Ash Hill and the property will be found shortly on the left.

What3word: bugs.dried.shared

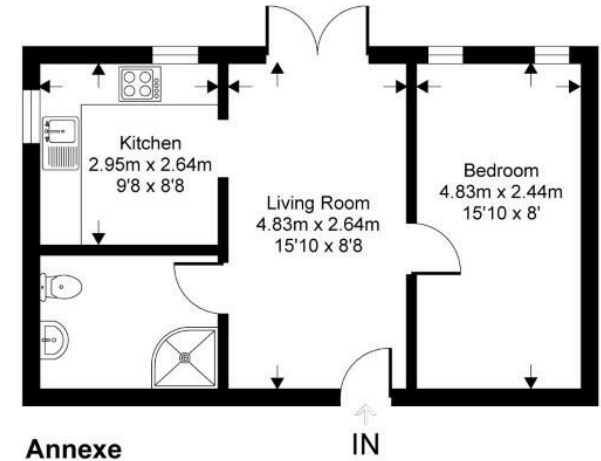
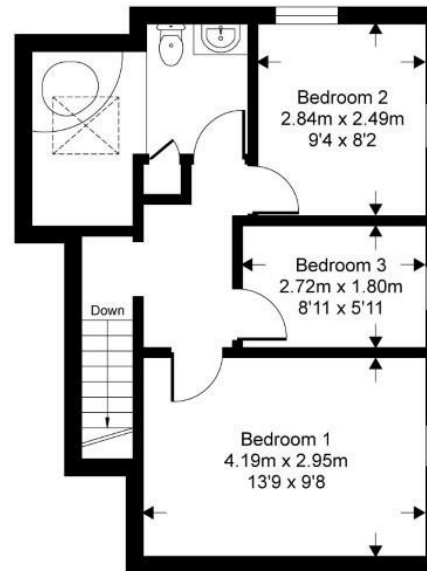
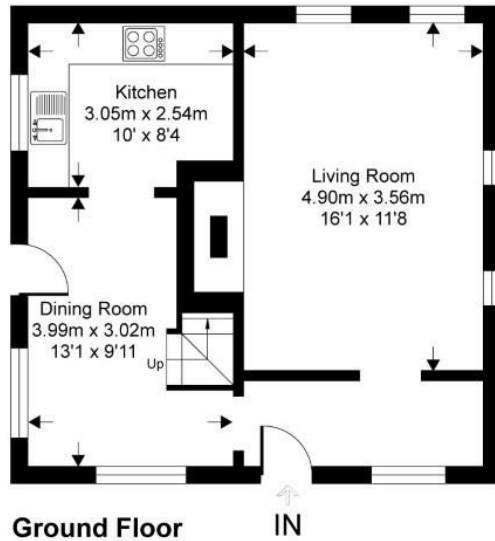
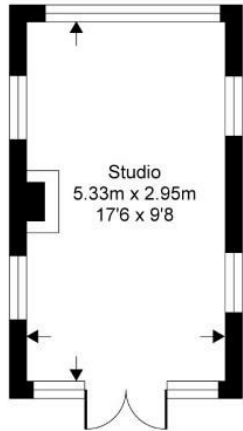
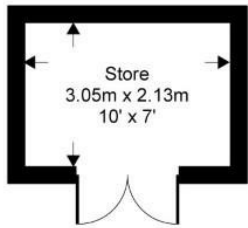
EPC: F Granary & D Annexe

Local Authority: Ashford Borough Council

Council Tax Band: F Granary & A Annexe.

Old Granary

Approximate Gross Internal Area = 84.9 sq m / 914 sq ft
Approximate Annexe Internal Area = 38.5 sq m / 415 sq ft
Approximate Outbuildings Internal Area = 22.2 sq m / 239 sq ft
Approximate Total Internal Area = 145.6 sq m / 1568 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

Important Notice:

Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN 01797 227338 rye@phillipsandstubbs.co.uk
Mayfair Office, 41-43 Maddox Street, London W1S 2PD 0207 467 5330 mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk