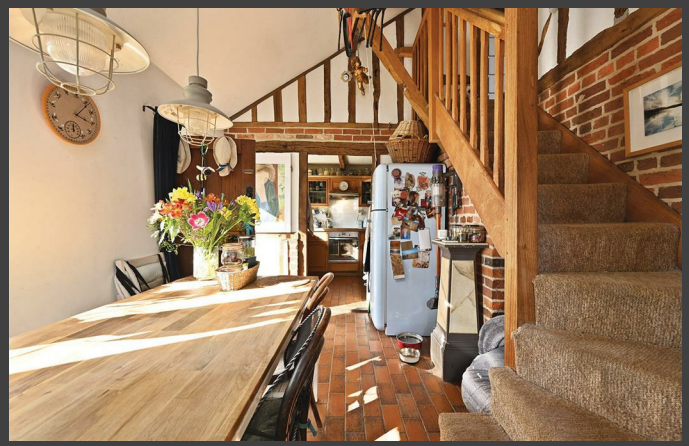
PHILLIPS & STUBBS

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

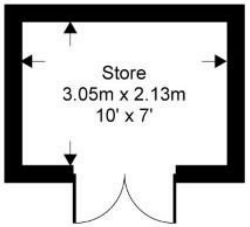
An unlisted detached former granary converted to provide manageable, versatile and characterful accommodation occupying a rural setting with the benefit of a detached annexe, garden studio and far reaching countryside views.

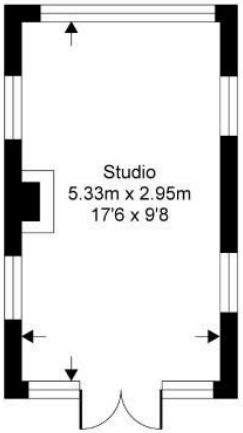
• Detached 1 Bed Annexe • Detached Garden Studio • Far reaching countryside views over adjoining farmland and Romney Marsh • Established gardens and grounds • Ashford Railway Station (High Speed Service to St Pancras 37 minutes) - 7.5 miles

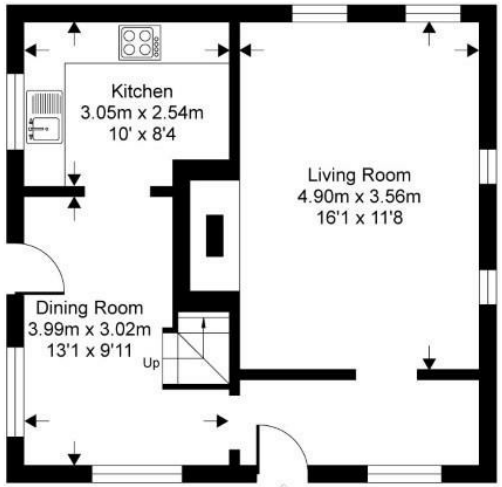
Directions: Having located the village of Ruckinge turn onto Ash Hill and the property will be found shortly on the left.
What3words: bugs.dried.shared
EPC: F Granary & D Annexe
Local Authority: Ashford Borough Council
Council Tax Band: F Granary & A Annexe.

Old Granary

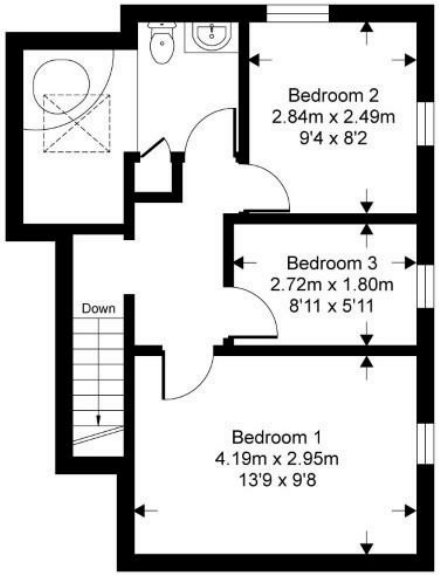
Approximate Gross Internal Area = 84.9 sq m / 914 sq ft
Approximate Annexe Internal Area = 38.5 sq m / 415 sq ft
Approximate Outbuildings Internal Area = 22.2 sq m / 239 sq ft
Approximate Total Internal Area = 145.6 sq m / 1568 sq ft



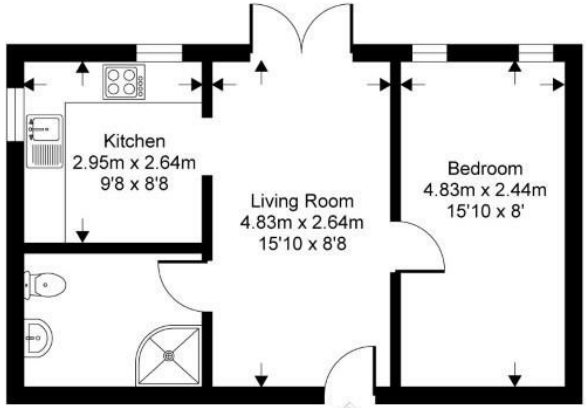




Ground Floor IN



First Floor



Annexe IN

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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