



Hall Barn, Swan Street, Wittersham, TN30 7PP

Guide Price £900,000 - £925,000



GUIDE PRICE £900,000 - £925,000. Charming and un-listed detached four/five bedroom converted barn with generous gardens, double garage and former stable/store with room above offering annexe potential, set in a rural lane location on the edge of the popular village of Wittersham.

The versatile accommodation offers an entrance hall with doorways leading to a shower room with walk-in shower cubicle, pedestal basin and WC, and to a study/fourth bedroom with double aspect windows and glazed panel door giving access to the rear garden.

A further doorway leads into the dining area with stairs to first floor and doorway leading to a double aspect ground floor bedroom. The dining area boasts striking vaulted ceilings, exposed timbers and beams and part exposed brick wall with sliding doors offering access out and views over the rear garden. The dining area is open to the living room which offers a feature fireplace with oak bressumer and wood burning stove and doorway leading to the kitchen/breakfast room.

The kitchen is fitted with a range of traditional style wall and base units and complementing granite work surface with integrated double oven, electric hob with extractor canopy above, dishwasher and undercounter fridge with a dining/breakfast area featuring sliding doors out to the rear garden.

From the kitchen, a doorway leads to the utility room with window to the front and doorway giving access to the garden, floor standing oil-fired boiler, wall and base units, sink with drainer and space for washing machine and free-standing fridge/freezer.

The first-floor galleried landing offers an airing cupboard housing the hot water tank, access to loft space and latch door leading to the double aspect master bedroom with exposed timbers and doorway leading to a stylish en-suite with exposed brick feature wall, large walk-in shower cubicle, traditional basin mounted on a chrome wash stand. WC and towel radiator. Doorways lead to two further bedrooms and the family bathroom with suite comprising of a bath with shower attachment, pedestal basin and WC.

Externally the property benefits from a generous garden, mainly laid to lawn with hedged boundary, an array of established trees and shrubs and a large paved patio area the full width of the barn.

The property is approached by a gated gravelled driveway providing off road parking for several vehicles and access to the double garage and former stable/storage, both offering light and power and scope for conversion subject to the usual permissions.

The property is located on the outskirts of the popular village of Wittersham, offering a range of facilities including primary school, recreational ground, public house, community market, general store, hairdressers and village hall. Peasmash village is within 3.5 miles, which offers Jempson's supermarket.

The market town of Tenterden is about 5 miles inland offering a wide range of facilities including Waitrose and Tesco supermarkets, quality shops, banks, public houses, and restaurants. To the south, is the Ancient Town and Cinque Port of Rye (6 miles) renowned for its historical associations and fine period architecture. As well as its charm, the town has a range of shopping facilities, smaller retail units, cafés and art/antique galleries and an active local community.

Well respected schools in the area include; Vinehall, Claremont, St Ronan's, Marlborough House, Benenden and Cranbrook. Wittersham has a local primary school and Tenterden offers further state primary and secondary schools.

Nearby Rye and Appledore train stations offer direct links to the high speed service from Ashford Ashford International Station. The M20 can be joined at Ashford via the A259 and A2070 with connections to the M25 and Dover Ferry Port.

Tenure - Freehold

Services – Mains electricity, water and oil-fired central heating. Private Drainage.

Broadband – Average Broadband Speed 71 mbps

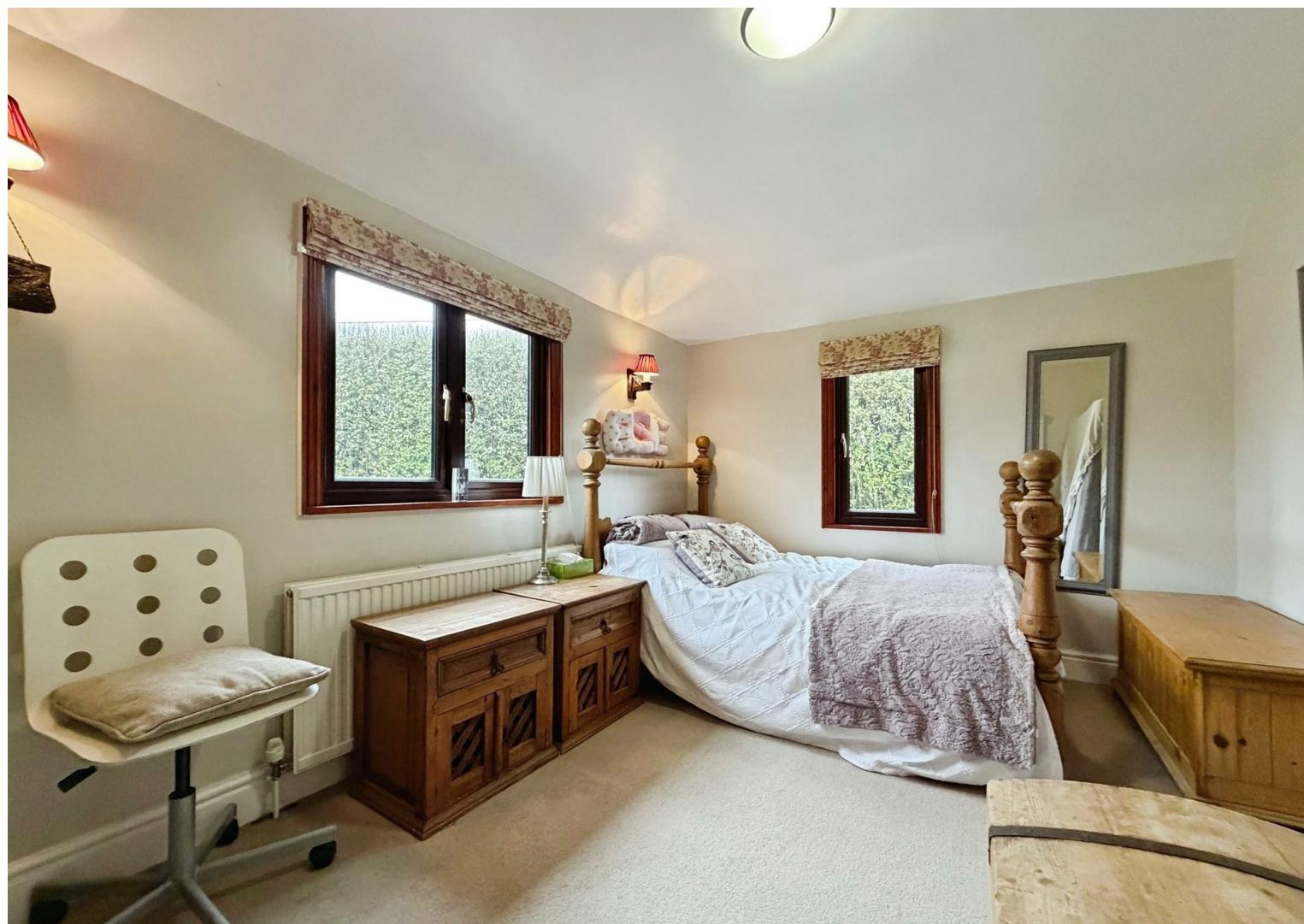
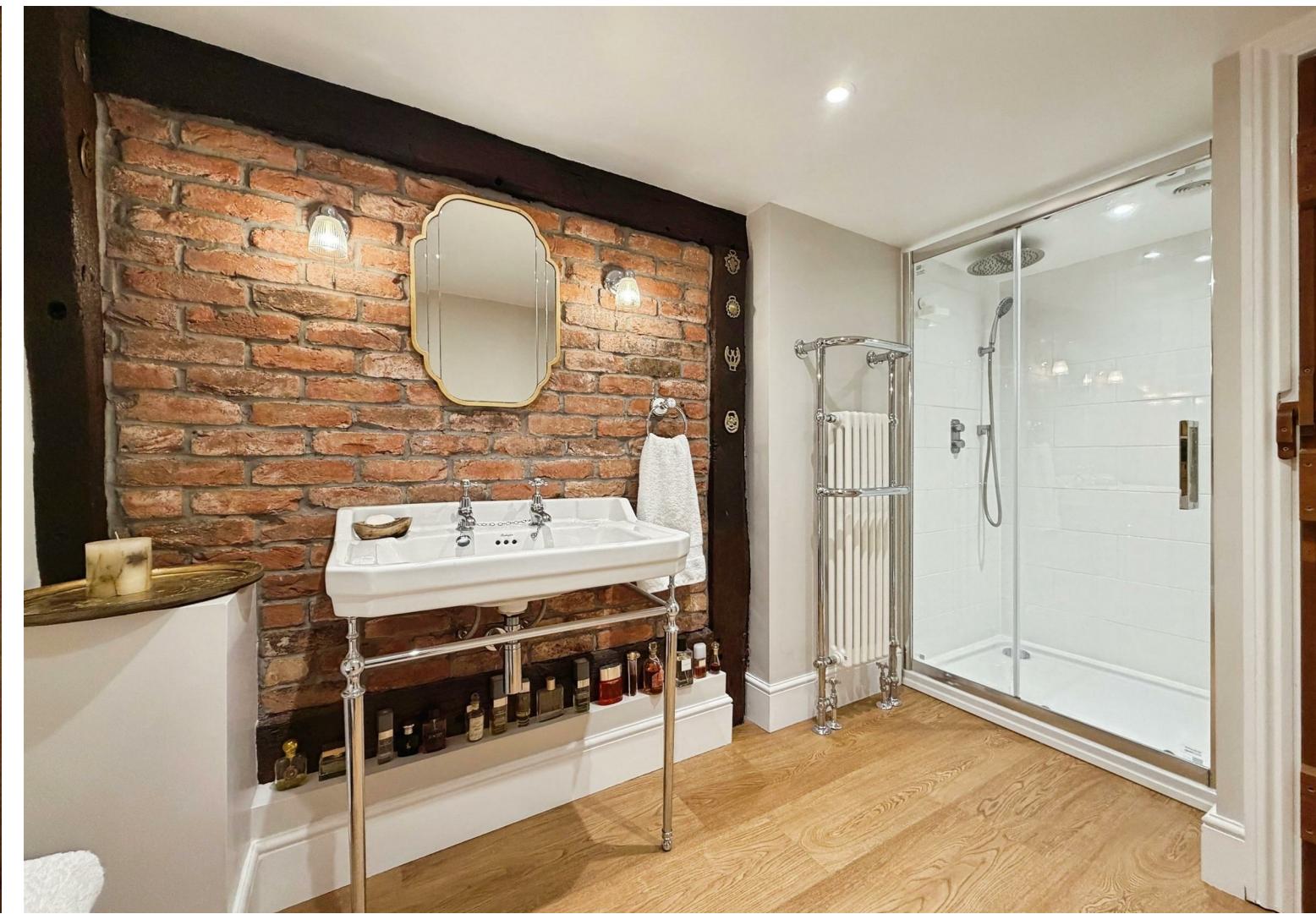
Mobile Phone Coverage – Good

Flood Risk from Rivers and Sea – Very Low

EPC Rating D





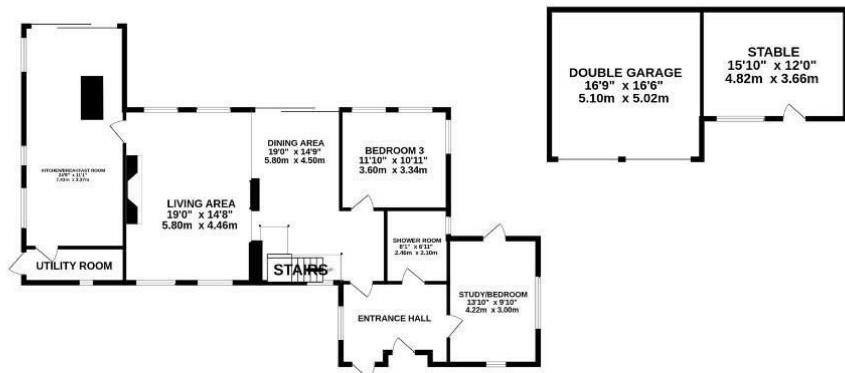




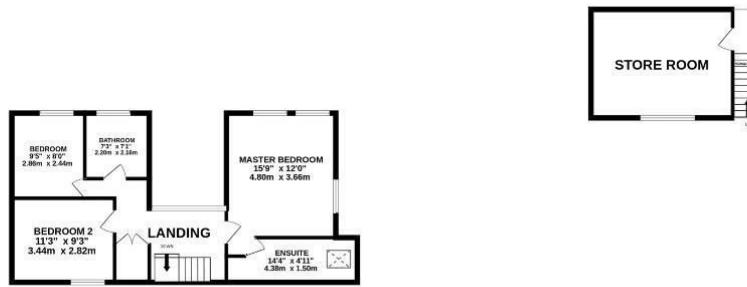
Tenure: Freehold
Council Tax Band: G

- CHARMING UNLISTED BARN CONVERSION
- VERSATILE ACCOMMODATION
- FOUR/FIVE BEDROOMS
- THREE BATHROOMS
- GENEROUS GARDENS
- DOUBLE GARAGE AND OUTBUILDING OFFERING ANNEXE POTENTIAL
- RURAL LANE LOCATION
- COUNCIL TAX BAND G

GROUND FLOOR
1661 sq.ft. (154.3 sq.m.) approx.



1ST FLOOR
811 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA : 2472 sq.ft. (229.6 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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Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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