



School Road, St Mary in the Marsh, Romney Marsh, Kent. TN29



DESCRIPTION

A fantastic barn conversion with far reaching rural views. This impressive property was recently converted from an agricultural barn to provide spacious contemporary accommodation in a rural setting. The single storey accommodation comprises an entrance hall, an expansive open plan kitchen and living space, 4 double bedrooms, en suite shower room, family bathroom and a utility room. A large barn style car port with mezzanine provides garaging and storage with good potential for hobbies or working from home. A useful 2 storey outbuilding provides further storage. There are lawned gardens with a paved patio area and a pond. A large driveway provides ample off road parking.

LOCATION

St Mary in the Marsh is a rural village on Romney Marsh with church and public house. The nearby town of New Romney provides good amenities including schools, a supermarket, schools, shopping and restaurants.

Tenure: Freehold

Services: Mains electricity and water. Private drainage. Air source heating.

Local Authority: Folkestone & Hythe District Council

EPC: B (81)

Council Tax: Band F

Flood Risk: Very Low (source gov.uk)

Mobile Phone Signal: Yes

Directions: TN29 0DG [what3words///lifts.gloom.taker](https://www.what3words.com/#!/lifts.gloom.taker)





Entrance Hall Radiator. Recessed ceiling spotlights. Integral storage cupboard. Access to the roof void.

Open Plan Living Room & Kitchen A spacious and light room with double glazed door providing access to the garden and far-reaching views of adjoining countryside. The kitchen boasts a wide range of floor and wall mounted storage units including a large island unit with breakfast bar. Integrated appliances are a dish washer, electric oven and electric hob with stainless steel hood over. White sink with mixer tap and drainer. Recessed ceiling spotlights. 2 radiators.

Utility Room Floor and wall mounted storage units with ample work surface. White sink with mixer tap and drainer. Space for a washing machine and a dryer. Recessed ceiling spotlights. Radiator. Extractor fan. Door with double glazed panel to the garden.

Store Room A narrow room/walk in cupboard housing the hot water cylinder.

Family Bathroom White suite comprises a bath with mixer tap, pedestal wash hand basin and a shower enclosure with rain head and spray. Tiled splash backs and tiled floor. Towel heater. Shavers socket. Recessed ceiling spotlights. Extractor fan.

Bedroom A good size double bedroom with full height window and attractive view of the church. Radiator.

En Suite Shower Room White suite comprises pedestal wash hand basin, low level close coupled wc, shower enclosure with rain head and spray. Towel heater. Tiled floor. Recessed ceiling spotlights. Extractor fan. Shavers socket.

Bedroom Radiator

Bedroom Radiator

Bedroom Radiator

Outbuildings A spacious open sided barn with space for under cover parking and good potential for other uses. The barn includes a mezzanine floor useful for storage or possible conversion. There is also a 2 storey garden shed converted from a World War 2 pill box with an added first floor previously used as a pigeon loft.

Gardens The garden benefits from a paved patio area and wrap around lawns with views of adjoining countryside and St Mary the Virgin church. A gated driveway provides ample off road parking and vehicular access to the barn.

Agents Note

Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. Equipment and the electrical circuits have not been tested nor has any heating, plumbing or drainage system. Purchasers should check that the land offered is the 'whole or a part' of the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding.

Fixtures listed in these details may be available as part of the sale. Purchasers are advised to check the fixtures list as provided at the time of sale by the solicitor.

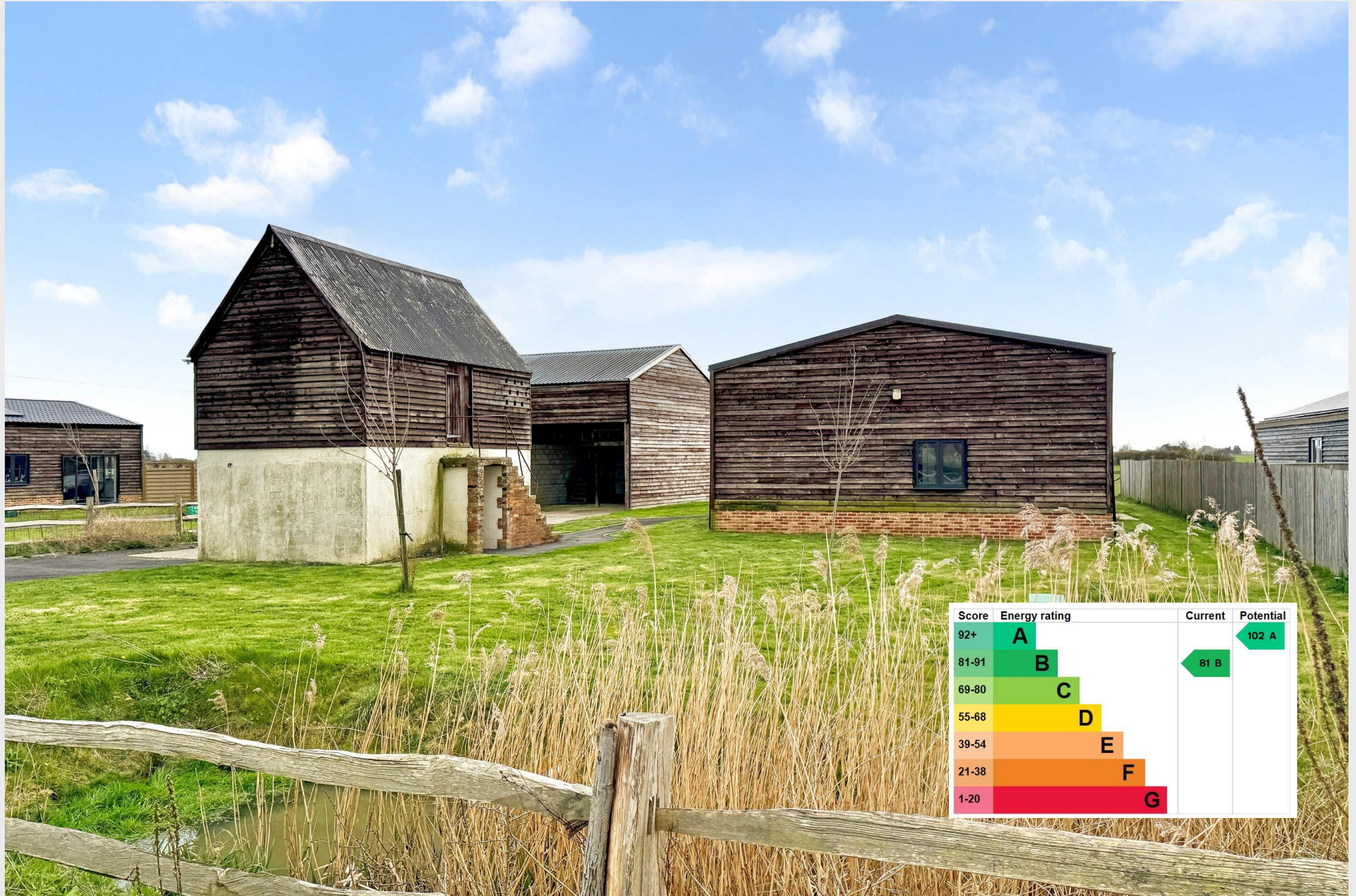
Viewing

Strictly by prior appointment with the agents, Angela Hirst Surveyors and Valuers on 0845 521 1980.



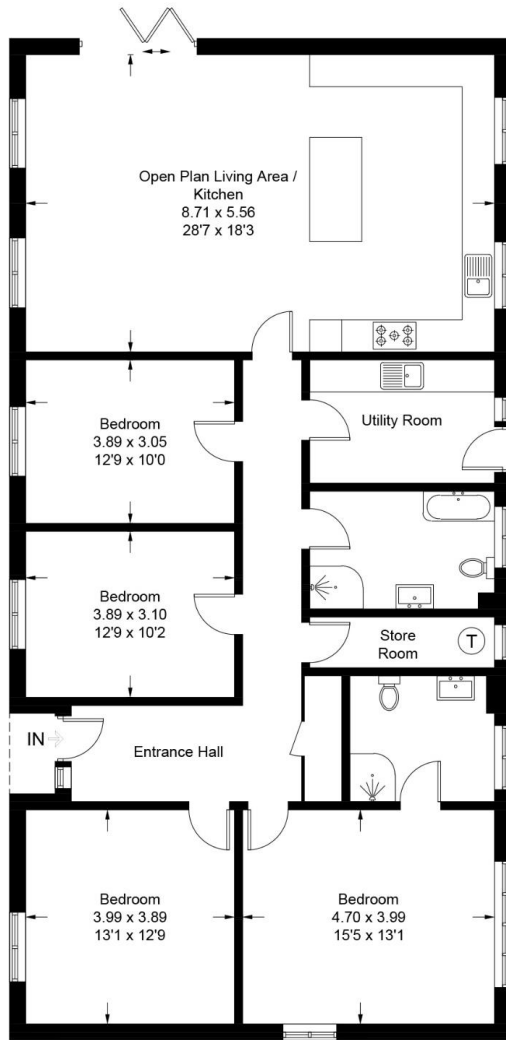




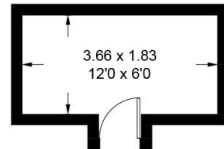


Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

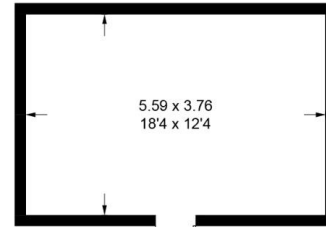
Approximate Gross Internal Area = 157.2 sq m / 1692 sq ft
 Car Barn = 87.5 sq m / 942 sq ft
 Outbuilding = 28.1 sq m / 302 sq ft
 Total = 272.8 sq m / 2936 sq ft



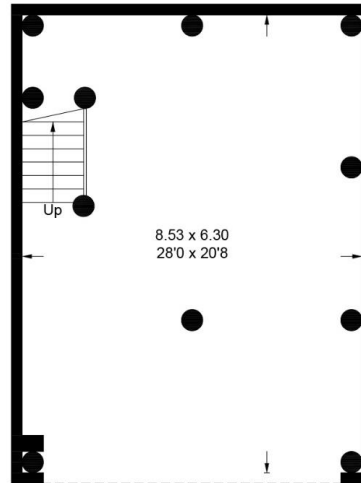
Ground Floor - 157.2 sq m / 1692 sq ft



Outbuilding - Ground Floor
 7.1 sq m / 76 sq ft
 (Not Shown In Actual Location / Orientation)

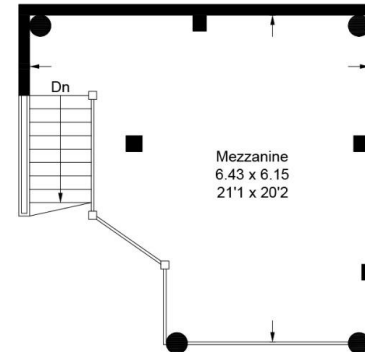


Outbuilding - First Floor
 21.0 sq m / 226 sq ft



Car Barn - Ground Floor
 54.3 sq m / 584 sq ft

(Not Shown In Actual Location / Orientation)



Car Barn - Mezzanine
 33.2 sq m / 357 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



KENT &
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