



East Homestall Barn, Goodnestone, Faversham, Kent

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# East Homestall Barn

## Homestall Lane, Goodnestone, Faversham Kent ME13 8UT

A stunning historic family home set in beautifully landscaped gardens close to Faversham and within 8 miles of both Whitstable and Canterbury

Faversham station 1.8 miles (London from 66 minutes), Seasalter 3.3 miles, Whitstable 7 miles, Canterbury 7 miles, Ebbsfleet International 32.5 miles (London St Pancras from 18 minutes)

Reception hall | Living room | Music room  
Library | Games room | Office/gym | Kitchen/  
dining room | Utility | Boot/boiler room  
Cloakroom | Principal bedroom with en suite  
shower room | 3 Further bedrooms (1 en suite)  
Family bathroom | Garden | Tennis court  
Outdoor kitchen | Greenhouse | Shed | Garage  
EPC rating C | About 0.75 of an acre

### The property

East Homestall Barn occupies over half a substantial Grade II listed Kentish barn. Dating from the 17th century, the barn, former stables and gardens have been extensively renovated to an extremely high standard by the vendors.

Central to the barn is the reception hall with oak staircase, vaulted ceiling and galleried landing. Four ground floor reception rooms follow a loosely open-plan layout, with areas defined by bespoke shelving and vertical timbers. These include the dual aspect music room, living room, library with fireplace/log-burner and the games room. There is also an office/gym with French doors on the ground floor, which could be used as an additional reception room or bedroom.

The kitchen/dining room occupies the former stables and is the hub of the home and a great entertaining space. The kitchen has slate tiled flooring and French doors leading to the garden.

The kitchen itself has handmade solid wood units, marble and oak work surfaces and a central island with a large breakfast bar.

Upstairs, the galleried landing leads to four well-presented double bedrooms. Two are en suite, including the generous principal bedroom. The large family bathroom has marble tiling, a free-standing cast iron bath, separate shower unit and twin washbasins. There are multiple loft areas offering ample storage and opportunities for development, subject to planning consent.

### Outside

The driveway leads to two parking areas with space for up to 6 cars. The garage provides storage and workshop space and is accessible from the kitchen as well as the driveway.

The south-facing garden has been expertly landscaped to provide a stunning backdrop to the house and an extension of the living space. The kitchen opens onto a large slate terrace where a pergola with louvred roof covers a bespoke outdoor kitchen with a sink, double fridge, gas and kamado barbecues, stone worktops and a breakfast bar.

The garden is comprised of several distinct areas, including a recently renovated tennis court screened by mature planting, gravel garden with oak pergola and fire pit, formal lawn surrounded by yew hedging, a fruit tree orchard, a vegetable garden with raised beds and a greenhouse, a play area and a large shed.

### General

**Local Authority:** Swale Borough Council

**Services:** Mains electricity, gas and water. We understand that the private drainage at this property complies with the relevant regulations. Gas heating.

**Mobile coverage/broadband:** Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Planning:** Prospective purchasers should make their own enquiries of Swale Borough Council

**Council Tax:** Band G    **Tenure:** Freehold

**Guide Price:** £1,050,000

















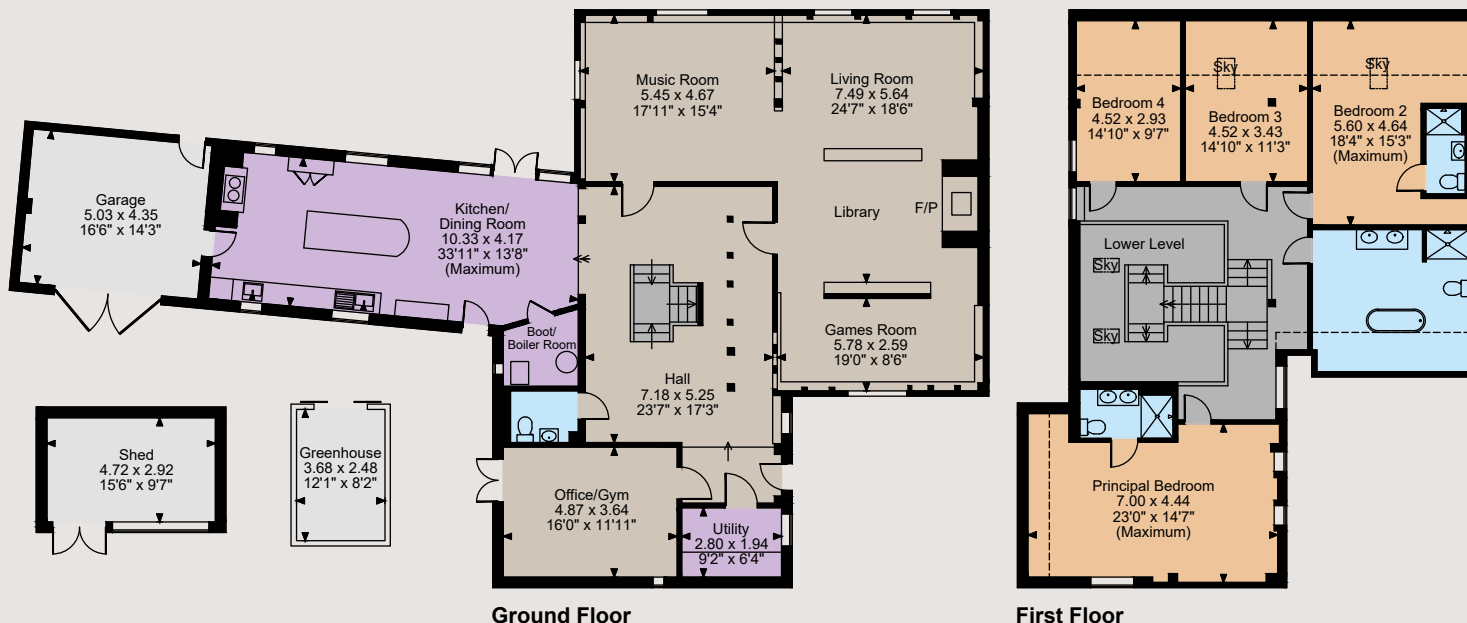








East Homestall Barn, Homestall Lane, Goodnestone  
Main House internal area 3,322 sq ft (309 sq m)  
Garage internal area 234 sq ft (22 sq m)  
Greenhouse and Shed internal area 246 sq ft (23 sq m)  
Total internal area 3,802 sq ft (353 sq m)  
For identification purposes only.



Ground Floor

First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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## Location

The property is located in a rural position less than two miles from the centre of the historic medieval market town of Faversham. The town provides a good range of shopping, educational and leisure facilities, whilst both the Cathedral City of Canterbury and the seaside town of Whitstable are a short distance away.

Communications to London and the coast are good via the M2 and the M20, connecting to the M25 national motorway network, and via the A2 to Dover. The Channel Tunnel at Folkestone offers a fast crossing to the Continent, supplementing the ferry port at Dover. The mainline rail service from Faversham station offers regular services to London St Pancras, Cannon Street and Victoria from around 66 minutes.

## Directions

From Canterbury: Take the A2 west towards the M2. At Brenley Corner roundabout, take the fourth exit onto Homestall Lane. After 0.6 miles, you will find the property on the right.

What3Words: ///coffee.cushy.posed brings you to the property's driveway.

## Canterbury

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