



The Old Barn
North Stream, Marshside, Kent

**STRUTT
& PARKER**
BNP PARIBAS GROUP

A generous and peacefully situated family home

A fantastic, characterful home set within a beautiful Grade II listed Kentish barn, offering comfortable accommodation with a flexible layout and generous rooms, located in a tranquil hamlet between Canterbury and the coast



3 RECEPTION
ROOMS



4 BEDROOMS



3 BATHROOMS



GARAGE &
DRIVeway



ABOUT 1 ACRE



FREEHOLD



RURAL/
VILLAGE



3,755 SQ FT



GUIDE PRICE
£950,000



The property

The Old Barn is a superb home in Marshside, a small hamlet with a highly regarded village pub, and sits within what The Sunday Times describes as 'deepest Kent, surrounded by orchards and oast houses, wheat fields and windmills, under the kind of vast open skies that once inspired Turner'.

The house has been created from a wonderful Grade II listed barn with traditional black weather-boarded elevations and offers fantastically generous living spaces. The former cart bay provides a striking vaulted entrance hall with parquet flooring. Tall windows and glazed doors flood the space with light and stairs rise to a galleried landing, where the beautiful structure of the barn is fully exposed.

A door opens to a large triple aspect sitting room, with a further door to outside. Slightly stepped down, the sitting area is arranged around a deep fireplace with a wood-burning stove, creating an intimate focus to this generous room, with additional sitting/study spaces to the edges.

Behind the hall, overlooking the garden, is a room currently used as a study. With full length windows this lovely, bright room would also provide an accessible fifth bedroom.

The layout makes for flexible accommodation, with the dining room currently used as a home office. This sits adjacent to the kitchen/breakfast room, providing a brilliant family space for everyday living. The kitchen has terracotta flooring and is fitted with a range of wooden units. The breakfast/dining area has a wood-burning stove in a brick fireplace. A utility, boot room and downstairs shower room provide the practical spaces a country property so benefits from having.

The spaciousness of the barn continues on the first-floor galleried landing, which provides ample room for a sitting area or such like. The principal bedroom has an en suite bathroom and walk-in wardrobe. A family bathroom services the three further bedrooms, all having attractive exposed beams.









Outside

The Old Barn is approached via a driveway which leads under an arch between the outbuildings with hardstanding providing parking for numerous vehicles. Hedging fronts the lane and creates natural boundaries to the plot, with open countryside beyond, accessible by public footpaths.

The gardens wrap around the barn and are mainly laid to large swathes of lawn, interspersed by mature trees and a well-stocked orchard, providing a peaceful and private setting. The garden is a haven for wildlife and is visited by a wide range of birds, including woodpeckers and little owls. In the last year, local ornithologists have identified some 104 species of birds within the square kilometre in which the barn sits.

A terrace adjoins the rear of the house with access from the kitchen. Tall, clipped hedging encloses a vegetable garden which also has established soft fruit bushes and an apricot tree. There is also a greenhouse.

The outbuildings include a garage and an attractive range of store rooms, occupying the former stables. Currently providing excellent storage and workshop space, the building offers potential for conversion into a home office or ancillary accommodation if desired, subject to obtaining any necessary consents.

Location

Featured in The Sunday Times 'Best Places to Live in Britain', Marshside is a conservation area designated as an AONB. There are excellent walks close by and a highly rated village pub, The Gate Inn. Canterbury offers excellent schooling and leisure facilities; Herne Bay, Reculver and Whitstable on the coast are within easy reach.

Communication links are excellent with the A299 connecting with the M2 at Brenley Corner. High Speed rail services from Canterbury West reach London St Pancras in under an hour. The area has good access to Continental Europe via the Port of Dover and Eurotunnel.

Distances

- Reculver 3.5 miles
- Herne Bay 4 miles
- Canterbury 8.4 miles
- Whitstable 8.7 miles
- Faversham 17 miles
- Eurotunnel Terminal 25.3 miles
- Central London 68.6 miles

Nearby Stations

- Herne Bay
- Whitstable
- Canterbury West (London St Pancras from 53 minutes)

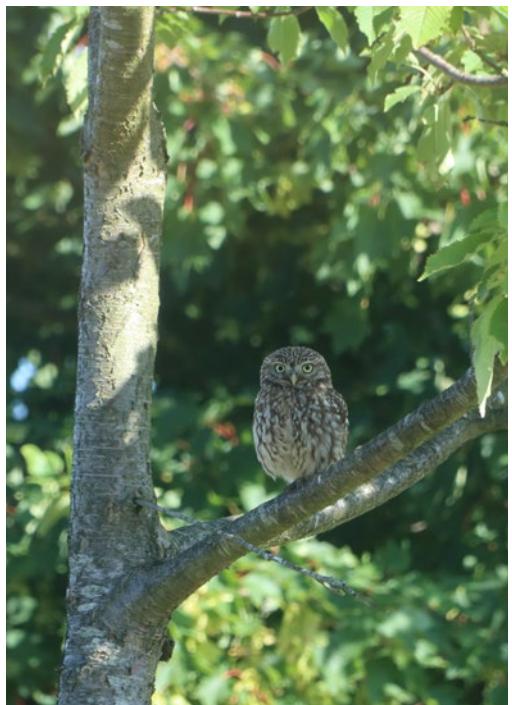
Key Locations

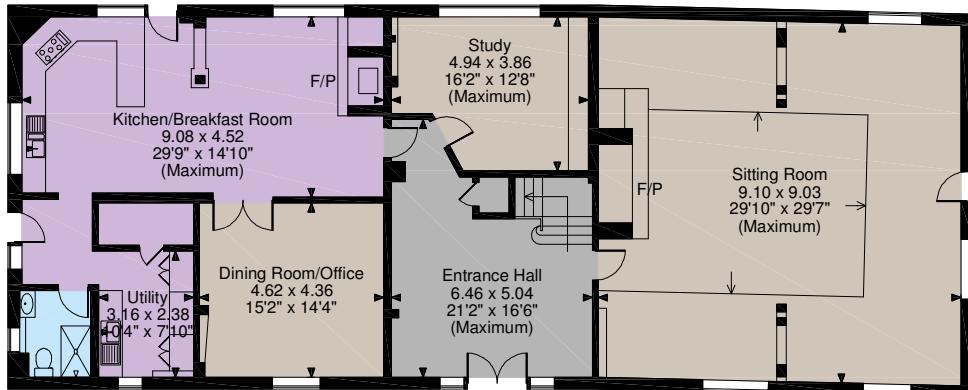
- Herne Bay beach
- Whitstable town centre and harbour
- Canterbury (historic cathedral city)
- Faversham town centre
- The Sportsman (renowned gastropub)
- Margate
- Kent Downs National Landscape

Nearby Schools

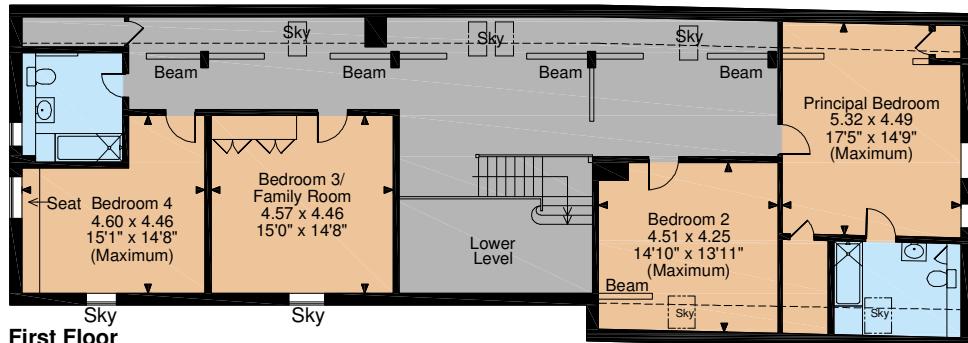
- Chislet CofE Primary School
- Reculver CofE Primary School
- The Whitstable School
- Herne Bay High School
- Queen Elizabeth's Grammar School
- Simon Langton Grammar Schools
- Kent College
- St Edmund's School
- The King's School



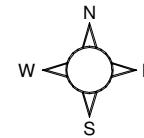




Ground Floor



First Floor



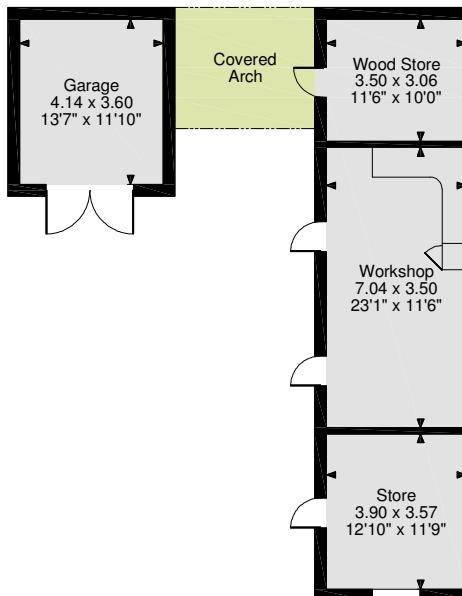
Floorplans

House internal area 3,755 sq ft (349 sq m)

Garage internal area 160 sq ft (15 sq m)

Outbuilding internal area 659 sq ft (61 sq m)

For identification purposes only.



Directions

CT3 4EE

what3words: ///fermented.finest.wide brings you to the property's driveway

General

Local Authority: Canterbury City Council

Services: Mains electricity, water and drainage. Oil-fired heating. High Speed broadband.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: C

Planning: Prospective purchasers should make their own enquiries of Canterbury Council

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

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

Denotes restricted head height

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