



Pinnock Farm House

Pluckley, Ashford, Kent

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A characterful Grade II listed property with a generous country garden, in a peaceful setting

A period home with a wealth of splendid original details, set in a rural position just outside the popular village of Pluckley. The property offers flexible and comfortable living space which retains much of its original charm, while outside there are delightful gardens surrounded by beautiful Kent countryside.



3 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



**GARAGING/
DRIVEWAY**



**ABOUT 0.26
OF AN ACRE**



FREEHOLD



**RURAL/
VILLAGE**



2,243 SQ FT



**GUIDE PRICE
£975,000**

The property

Pinnock Farm House is a handsome Grade II listed property. We understand that the house was built in 1703 and is one of five remaining original farmhouses featuring the classic Dering windows indicative of the former Dering estate in Pluckley. It features attractive red brick elevations adorned with arched stone-mullion windows, while inside, character details include exposed timber beams and impressive brick-built fireplaces.

There are two main ground-floor reception rooms, situated either side of the welcoming entrance hall. These are the sitting room with its imposing brick-built inglenook fireplace, and the formal dining room, which has a fireplace fitted with wood-burning stove. Both rooms are similarly proportioned and feature timber beams overhead.

Towards the rear is the well-equipped Fired Earth kitchen with underfloor heating and plenty of storage

in farmhouse-style free standing units. There is a butler sink and an Aga, as well as space for a breakfast table for informal dining. Adjoining the kitchen, the rear hallway and the utility room - formerly the farm's dairy - provide further space for storage and home appliances.

Five well-presented double bedrooms are spread across the upper two levels, with the first floor offering three bedrooms. The generous principal bedroom has built-in wardrobes and an en suite bathroom, while the smaller bedroom could be used as a study if required. There is also a shower room on the first floor. Both bathrooms are by Fired Earth.

Continuing to the second floor, there are two further double bedrooms among the eaves, one of which is currently used as a home studio.







Outside

The property is situated on Smarden Bell Road, with a parking area by the side of the road providing access to the detached triple garage or barn, offering plenty of parking and storage or workshop space. A further gated entrance at the side provides access to the second garage or store.

The house itself is set in beautiful gardens, with rolling lawns, border beds and various mature trees and established hedgerows. There is also a tranquil pond, which is a haven for wildlife. There is space for alfresco dining on the rear patio, with access from the courtyard area to the detached outbuilding, the original farm office, which now houses a study and storage space.

Location

The property is set in a picturesque rural position just outside the small and charming village of Pluckley, surrounded by beautiful rolling countryside. Pluckley has three pubs (The Dering Arms, The Black Horse and The Rose and Crown), a village shop, a butcher and a primary school, while nearby Charing offers easy access to further amenities.

There are more comprehensive facilities in Ashford, including supermarkets, leisure facilities and shopping at the McArthurGlen Designer Outlet. Ashford also provides a choice of schools in both the state and private sectors.

The M20 provides excellent road access, while Ashford International offers services to London St. Pancras from around 36 minutes. Pluckley station connects to Ashford International and offers services to Charing Cross (from 76 mins). The area has good access to the Continent via the Port of Dover and Eurotunnel at Folkestone.

Distances

- Pluckley 0.9 miles
- Charing 4.0 miles
- Ashford 7.2 miles

Nearby Stations

- Pluckley 0.9 miles

Key Locations

- Canterbury Cathedral
- Ashford Designer Outlet
- Bedgebury National Pinetum

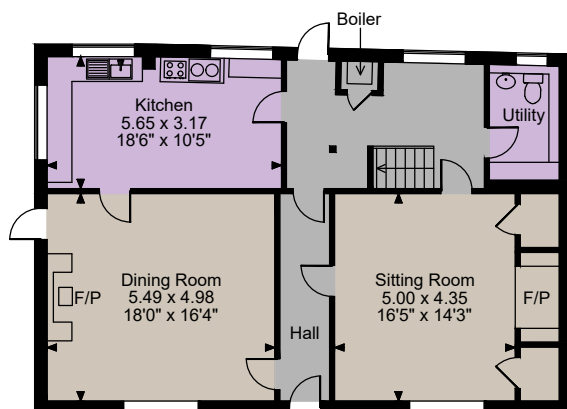
Nearby Schools

- Charing CofE School
- Heath Farm School
- Ashford schools

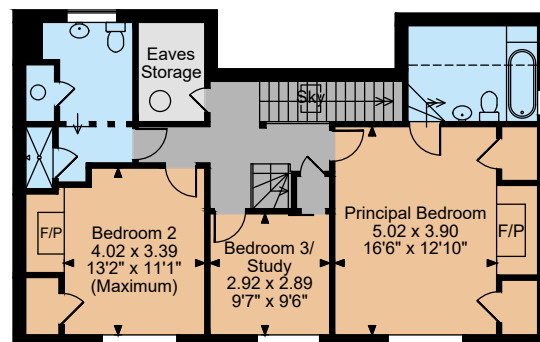




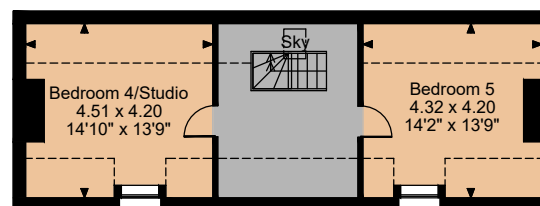
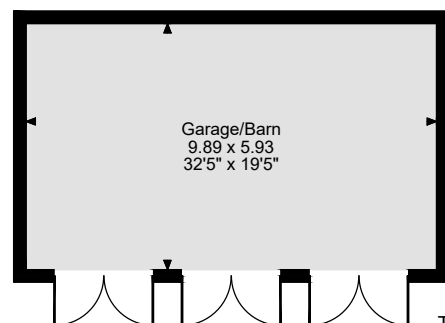




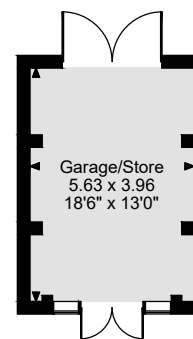
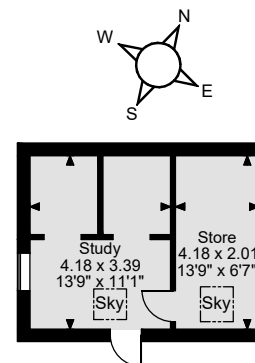
Ground Floor



First Floor



Second Floor



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

□ □ □ Denotes restricted head height

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Floorplans

Main House internal area 2,243 sq. ft (208 sq. m)

Garages internal area 871 sq. ft (81 sq. m)

Store & Study internal area 248 sq. ft (23 sq. m)

Total internal area 3,362 sq. ft (312 sq. m)

For identification purposes only.

Directions

TN27 0SS

What3words: ///infects.brotherly.tree - brings you to the driveway

General

Local Authority: Ashford Borough Council

Services: Mains electricity and water. We understand that the private drainage at this property complies with the relevant regulations. Oil fired heating.

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

Council Tax: Band G

EPC Rating: F

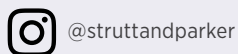
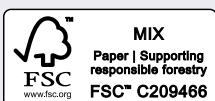
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