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Tanyard Farm Barn Tanyard Lane, Lenham, MAIDSTONE, Kent. ME17 2DH.

£1,100,000 Freehold

Property Summary

"I can't believe how wonderful this home is, from the picturesque stream to the barns architectural design. I was completely blown away". - Matthew Gilbert, Branch Manager

This truly inspirational barn conversion sits on the waters edge and comprises of two barns with a contemporary glass walkway between the two. Very rarely does an opportunity like this become available and an internal inspection comes highly recommended to appreciate everything on offer.

The main barn is arranged over three floors with entrance hall, kitchen, dining area, WC and utility room with vaulted ceilings and exposed beams to the ground floor.

On the first floor there is a master bedroom with ensuite, a further bedroom and family bathroom whilst to the second floor there are two further double bedrooms. There will be a glass corridor connecting to the second barn which offers a very versatile living space/annexe or office and separate bathroom.

Outside there is a double car port as well as an extended parking area for two further vehicles. This complex has been completed to a stunningly high standard with some breath-taking character features throughout.

This barn will come with a ten year ICW warranty and comes with an allowance for carpentry of choice. There really is so much to see and admire so please book a viewing at your earliest convenience.

Features

- Exclusive Development Of Seven Properties
- Complex of Two Barns
- Waterside Aspect
- High Specification
- Stamp Duty Contribution
- Council Tax Band: TBC
- Original Features Throughout
- 10 Year Warranty
- Double Car Barn
- Choice of Carpets
- EPC Rating: TBC



Ground Floor

Front Door To

Glass corridor. Three sets of double glazed window to front. Two sets of double glazed window to rear.

Kitchen/Dining Room

Double glazed window to front. Double glazed window to both side. Double glazed door to rear access. Exposed beams. Storage cupboard. Range of base and wall units. Raised wooden shelving. Double sink. Electric with extractor over. Integrated Smeg appliances to include dishwasher. Large fridge and separate large freezer. Double over and separate grill and coffee maker. TV point. Wall mounted thermostat.

Utility Room

Range of base and wall units. Exposed beams. Space for washing machine and tumble dryer. Wall mounted gas boiler.

Cloakroom

Localised tiling. Low level WC. Wash hand vanity basin unit. Thermostat.

Lounge

Double glazed feature window to side. Double glazed Velux window to roof. Double glazed window to rear. Exposed beams. TV point. Wall mounted thermostat. Downlights. Stairs to first floor and separate door to linking glass corridor.

First Floor

Landing

Double glazed window to side. Cupboard housing water tank. Stairs to second floor. Exposed beams. Thermostat.

Bedroom One

Double glazed window to rear. Exposed beams. Thermostat. Built in cupboard. BT point.

Ensuite

Double glazed window to rear. Suite comprising of low level WC, vanity wash hand basin and corner shower cubicle. Exposed beams. Chrome heated towel rail. Localised tiling.

Bedroom Two

Double glazed window to side and rear. Exposed beams. Thermostat. Tv & BT point.

Bathroom

Double glazed frosted window to front. Suite comprising of low level WC, vanity wall hung hand basin and bath with double shower attachment and glass screen. Exposed beams. Chrome heated towel rail. Localised tiling.

Second Floor

Landing

Double glazed Velux window to rear. Radiator.

Bedroom Three

Double glazed Velux window to rear. Radiator. Thermostat. BT & Tv point.

Bedroom Four

Double glazed Velux window to rear. Radiator. TV & BT point.

Annexe

Annexe

Stairs to landing area. Double glazed window to rear. Cupboard housing wall mounted gas boiler. Radiator. Exposed beams.

Bedroom

Double glazed window to front, side and rear. Exposed beams. Three radiators. Thermostat. TV & BT point.

Bathroom

Double glazed frosted window to front. Exposed beams. Feature brick fireplace. Suite comprising of corner shower cubicle, vanity wash hand basin and claw foo bath. Feature heated towel rail. Extractor.

WC

Double glazed frosted window to rear. Concealed low level WC, corner hand basin with cupboard and chrome heated towel rail. Extractor.

Exterior

Front Garden

Two areas laid to lawn with iron work fence line and gate with paved pathway leading to front door. Store shingled area.

Rear Garden

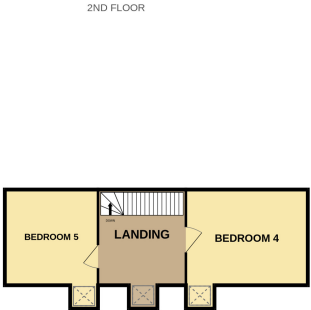
Mainly lain to lawn. Sloping bank to River Len stream. Paved pathway and entertaining area. Stone shingle to borders. Pathway leading to

Parking

Double driveway leading to

Car Barn

Double car barn for covered parking area.



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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Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.

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