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AGENT



2 Tanyard Lane, Lenham, MAIDSTONE, Kent. ME17 2FB.

£1,200,000 Freehold

Property Summary

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

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 the ground floor offering an entrance hall, kitchen, dining area, WC and utility room with vaulted ceilings and exposed beams to the ground floor reception.

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 is a feature glass corridor connecting to the second barn which offers a very versatile bedroom/living space/annexe or office, separate bathroom and WC.

Outside there is a double car port as well as an extended parking area for two further vehicles. There is also a wrap around garden which enjoys farmland views from a newly erected gazebo.

The dwelling is uniquely arranged across two barns, showcasing breathtaking character features throughout.

Situated on the edge of the bustling village square of Lenham. All amenities and shop are on your doorstep. There really is so much to see and admire so please book a viewing at your earliest convenience.

Features

- Exclusive Private Development
- Complex of Two Barns
- Double Car Barn
- Remainder Of Builder Warranty
- Versatile Accommodation
- EPC Rating: C
- Original Features Throughout
- Waterside Aspect
- High Specification
- Beautifully Presented
- Village Location
- Council Tax Band G

Ground Floor

Front Door To

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

Kitchen/Dining Room

32' 9" x 17' 11" (9.98m x 5.46m) Double glazed window to front. Double glazed window to side. Double glazed window to rear. Double glazed door to rear access. Exposed beams. Storage cupboard. Range of base and wall units. Stone worktop. Raised wooden shelving. Double sink. Electric induction hob with extractor over. Integrated Smeg appliances to include dishwasher. Large fridge and separate large freezer. Double oven and separate microwave oven/grill combo. Coffee maker. TV point. Wall mounted thermostat. Underfloor central heating.

Utility Room

Range of base and wall units. Stone worktop. Exposed beams. Washing machine and separate tumble dryer. Wall mounted gas boiler. Extractor.

Cloakroom

Concealed low level WC. Wash hand vanity basin unit. Thermostat. Localised tiling. Extractor. Underfloor heating.

Lounge

19' 9" x 18' 3" (6.02m x 5.56m) Double glazed feature window to side. Double glazed Velux window to roof. Double glazed feature window to rear. Exposed beams. Vaulted ceiling. 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. Underfloor central heating.

Bedroom One

11' 4" x 10' 2" (3.45m x 3.10m) Double glazed window to side. BT & TV point. Built in cupboard. Built in double wardrobe. Exposed beams. Thermostat.

Ensuite

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

Bedroom Two

14' 6" x 11' 8" (4.42m x 3.56m) Double glazed window to front and side. Exposed beams. Thermostat. BT & TV point. Built in wardrobe. Underfloor central heating.

Bathroom

Double glazed frosted window to side. Suite comprising of concealed 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. Extractor.

Second Floor

Landing

Double glazed Velux window to side. Radiator.

Bedroom Three

11' 8" x 10' 8" (3.56m x 3.25m) Double glazed Velux window to side. Radiator. Thermostat. BT & TV point.

Bedroom Four

10' 3" x 7' 11" (3.12m x 2.41m) Double glazed Velux window to side. Radiator. BT & TV point.

Annexe/Barn 2

Entrance Hall

Stairs to landing area. Double glazed window to side. Cupboard housing wall mounted gas boiler and consumer unit. Radiator. Exposed beams.

Bedroom Suite

20' 8" x 18' 7" (6.30m x 5.66m) Double glazed window to both sides and rear. Exposed beams. Three radiators. Thermostat. BT & TV point. Vaulted ceiling. Partitioned section for dressing area with shelving and hanging rails.

Bathroom

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

WC

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

Cellar

Double glazed windows to side and rear. Power and light. Exposed beams. Built in workshop. Door to storage area.

Exterior

Front Garden

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

Rear Garden

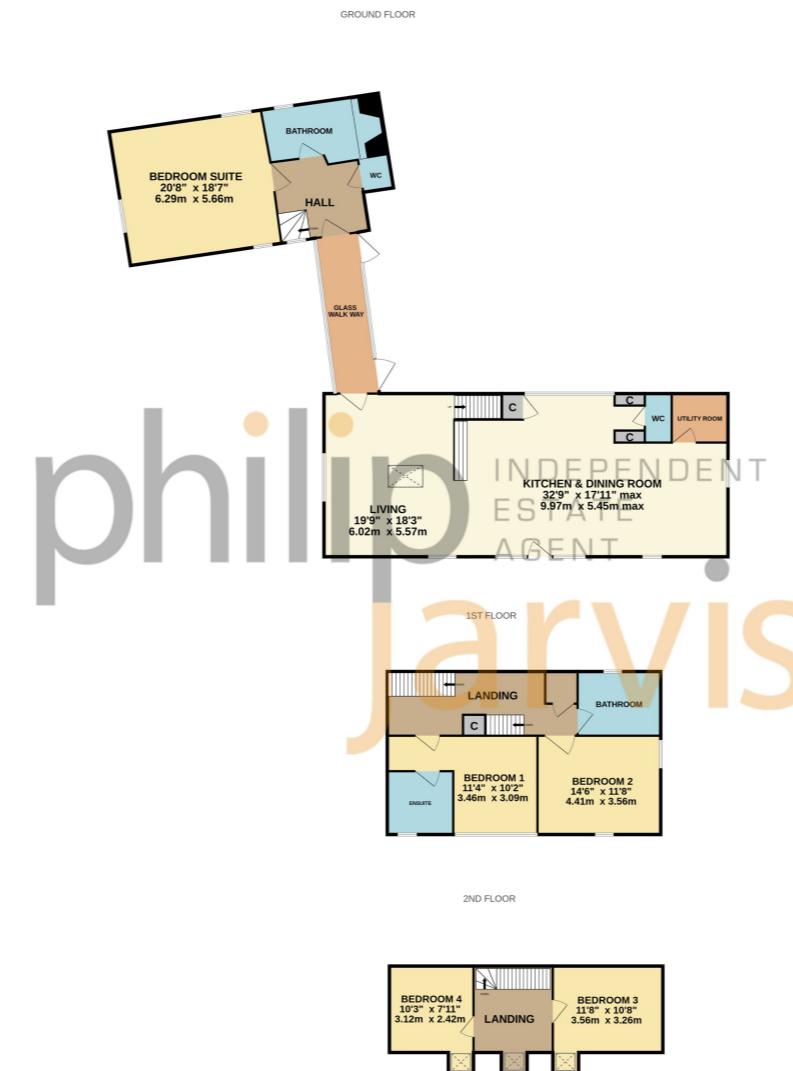
Mainly laid to lawn. Great Stour stream. Paved pathway and extensive entertaining area. Stone shingle to borders. Pathway leading to retaining wall. Outside tap. Comprehensive gazebo for entertaining constructed in March 2025.

Parking

Double driveway with parking for two vehicles leading to

Car Barn

Double car barn with covered parking area for two further vehicles.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	75
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Viewing Strictly By Appointment With



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 is included this is for the general guidance only. It is not to scale and its accuracy cannot be confirmed.

