



**The Old Barn** Elham, Canterbury, Kent

**STRUTT & PARKER**



## The Old Barn

Grimsacre Farm, Canterbury  
Road, Elham, Canterbury, Kent  
CT4 6NG

An exquisitely located and very well appointed barn conversion, set in about 6.3 acres, with annex, stables and outbuildings approached over a long drive

Elham 1 mile, Canterbury 10 miles,  
Folkestone West 8.5 miles (London from 52 mins),  
Ashford International 16 miles (London  
St Pancras 37 minutes)

Reception hall | Kitchen/breakfast room | Dining room | Drawing room | First floor sitting room/library | Large utility room | Boot room | Master bedroom with shower room and dressing room | Three further bedrooms | Family bathroom | Cloakroom | Annex with bedroom, shower room, office and garage | EPC rating D

Stable block | Large double garage  
Greenhouse | Outbuildings

### About 6.3 acres

### The property

The Old Barn nestles amongst the beautiful countryside of the Elham valley and is set half a mile down a shared private drive with wonderful views over the surrounding countryside.

The barn and its associated buildings lie around a private walled and gravelled courtyard. The whole property has been extensively renovated by the current owners who have taken great care to enhance the layout internally, as well as adding to the range of buildings that combine with the generous land holding to create a versatile home. As well as the annex and office with garage there is generous stabling and outbuildings that would suit those seeking an equestrian facility or a smallholding.

From the courtyard, steps lead to the glazed front door, set in a double height wall of glass which floods the reception hall with light. The hall is open to the dining room and stairs rise to the galleried landing. Beyond the dining room is the drawing room, with a large fireplace with inset woodburning stove and the two principal reception rooms, together with the reception hall, provide an extensive entertaining space. Doors at the rear open to the terrace and the gardens beyond.

The family kitchen/breakfast room lies to the west of the house, and like the drawing room runs the full depth of the house. It has a central four oven aga, and the hand built kitchen units are topped with oak work surfaces. At the rear is a large space for a table, and doors to the garden. Adjacent is a very spacious utility room, with extensive work surfaces and space for washing machines and other equipment. Beyond is a boot room leading to the outside. A cloakroom completes the ground floor accommodation.

On the first floor four bedrooms radiate from a central galleried landing, which is open to the library/sitting room which in turn is well sited to enjoy superb views across the Elham Valley. The master bedroom has a capacious en suite shower room, and a staircase rises to a dressing room above, which takes best advantage of the roof space. The three further bedrooms also enjoy good views, and they share a well-appointed family bathroom. One of them has a mezzanine sleeping platform.

### Situation

The Old Barn is about 1 mile north of Elham village in the Elham Valley, an Area of Outstanding Natural Beauty and a Special Landscape Area, over which the property enjoys fabulous far-reaching views. Elham is an unspoilt village with a local shop and good community with primary school and doctors' surgery, together with a choice of pubs and a restaurant. Canterbury and Folkestone offer a broader range of shopping and leisure amenities as well as a choice of schools.











The nearest station is at Sandling and the High Speed service to London St Pancras is accessible at Folkestone, Ashford International and Canterbury West (with journey times of 55 minutes, 37 minutes and 58 minutes respectively). The property is well placed to access both the M20 and the A2/M2, as well as cross-Channel services from Dover, Folkestone and Ashford International.

#### Outside

Outside, the high quality theme continues into the secondary building which provides a large office on the ground floor and an adjacent garage. Above is a bedroom with en suite shower room, recently used as a successful bed and breakfast room. This building has the potential for further adaptation to create a fully integrated two floor annex if desired. Across the courtyard is the stable block, with three large loose boxes and an adjacent tack room or workshop.

A ramp leads to a higher level, where the vegetable garden, greenhouse, a large double garage and a further range of useful outbuildings are found. Beyond are the 6 acres of grounds, which are well fenced and sensibly sub divided into useful sized paddocks. One contains a large chicken run.

As well as the courtyard to the front of the house, there is a generous terrace at the rear which leads to the lawns which are in turn interspersed with flower and shrub borders.

#### General

**Method of Sale:** The Old Barn is offered for sale as a whole with vacant possession on completion.

**Local Authorities:** Shepway District Council (01303 853000); Kent County Council (03000 414141)

**Council Tax:** Band F

**Fixtures:** All fitted carpets and curtains, together with garden ornaments and statuary, are specifically reserved from the sale. These may be available to the purchaser if required at valuation.

**Services:** The Old Barn has mains electricity and water, oil fired central heating and private drainage.

















### Floorplans

Main House internal area 2,258 sq ft (210 sq m)  
 Garage internal area 436 sq ft (40 sq m)  
 Office & Annexe internal area 329 sq ft (31 sq m)  
 Barns, Shed & Green House internal area 1,282 sq ft (118 sq m)  
 Stables internal area 791 sq ft (73 sq m)  
 For identification purposes only.

### Directions

From Canterbury proceed on the A2 towards Dover. After about 3 miles, take the exit signposted to Bishopsbourne, Barham and Kingston. At the crossroads turn right and pass underneath the A2. At the junction turn left and follow this road through the villages of Kingston and Barham. On leaving Barham (towards Elham) continue along the road for approximately 2.7 miles and look for a track on the right marked by four traffic cones and with a green shed with green railings to the left of its entrance. Turn right and proceed up the track for about half a mile, passing World's Wonder Farm on the right hand side. Continue uphill, around a sharp left hand bend then pass over a cattle grid and through a gateway. There is a cottage to the left. The Old Barn will be found at the end, to the right.

### Canterbury

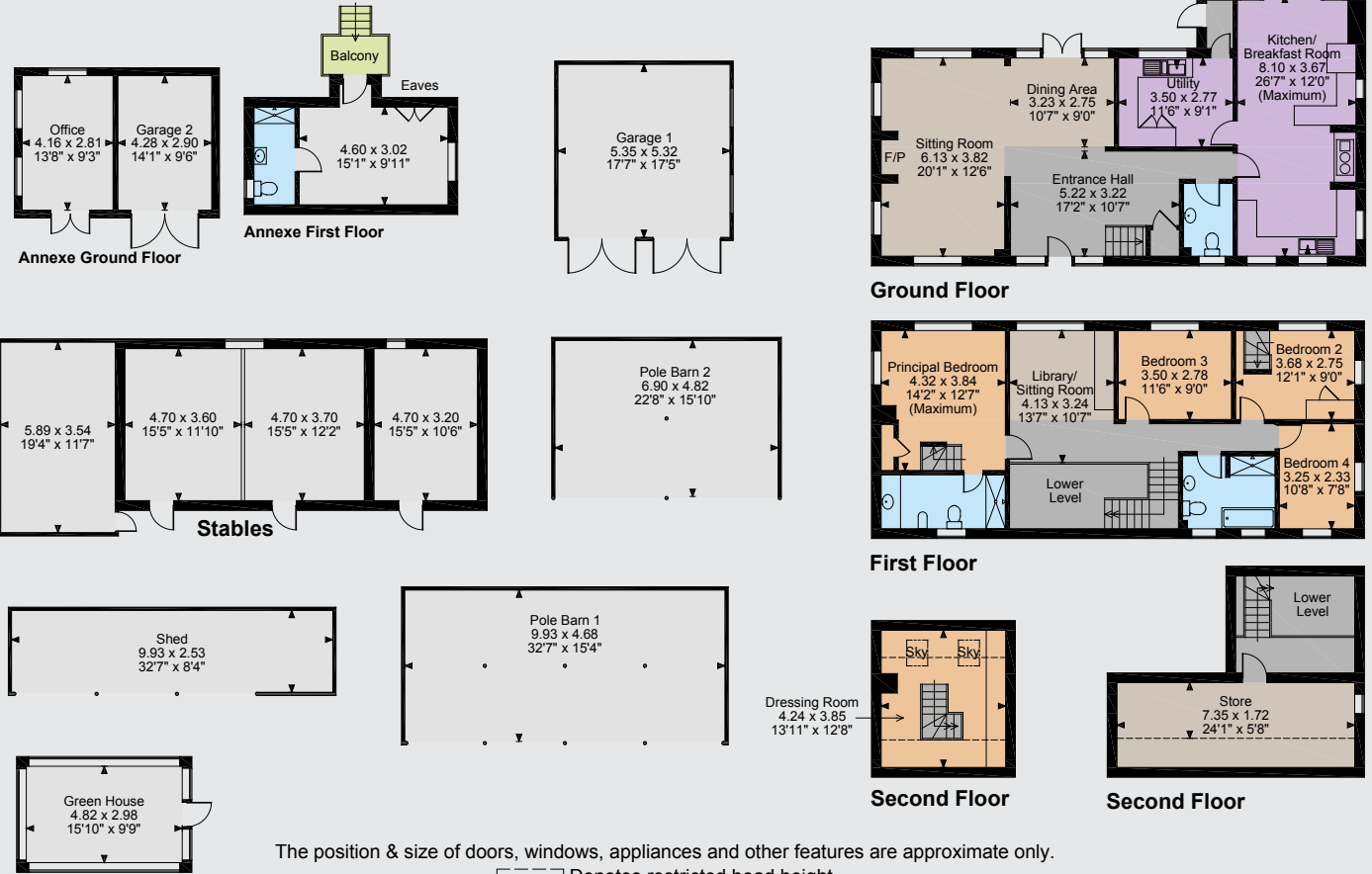
2 St Margaret's Street, Canterbury, Kent CT1 2SL

**01227 451123**

canterbury@struttandparker.com

struttandparker.com

55 offices across England and Scotland,  
 including 10 offices in Central London



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

□ □ □ □ Denotes restricted head height

© ehoush. Unauthorised reproduction prohibited. Drawing ref. dig/8246547/VBK

IMPORTANT NOTICE Strutt & Parker LLP gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker LLP does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2014. Particulars prepared February 2016.