



North Barn, Great Chart  
£1,150,000



# North Barn

Great Chart, Ashford

A unique offering, enjoying split-level accommodation with 5 double bedrooms (three in the main residence), spacious living rooms, characterful features throughout and gardens with paddocks extending to approx 1.3 acres. Two annexes, perfect for short term (AirBnB) or long-term (AST) rental. Plenty of parking available. Paddocks measuring approx 1 acre total.

Council Tax band: G

Tenure: Freehold

- Five bedroom barn conversion (3 bedrooms in main house and two 1 x bedroom annexes)
- 2 paddocks totalling approx 1 acre
- Plenty of parking within enclosed gravel driveway
- Lovely mature gardens
- Far reaching across farmland and towards woodland
- Rural setting just outside the village of Great Chart
- Characterful features throughout
- Unique raised sun terrace enjoying lovely views over farmland





## North Barn

North Barn is a 3-bedroom split-level property, enjoying accommodation of 1676sqft, boasting beautiful characterful features including vaulted ceilings, exposed beams & flag stone flooring. Views to the rear across the gardens and paddocks, stretching further to the woodland beyond. Accommodation including:

### Entrance Hallway

Part glazed wooden door to the front, leading through to lounge & kitchen/diner, cloakroom, space for coats and shoes, radiator, Tavertine stone flooring.

### Lounge

22' 6" x 14' 9" (6.85m x 4.49m)

Stunning sitting room with vaulted ceiling and exposed Oak beams, brick-built chimney with inset log burner, triple aspect with windows to the front and rear and door leading to the outside, radiators and solid French Oak flooring.

### Cloakroom

Comprising a WC, wash basin, radiator, extractor fan and flag stone flooring.

### Kitchen/Dining Room

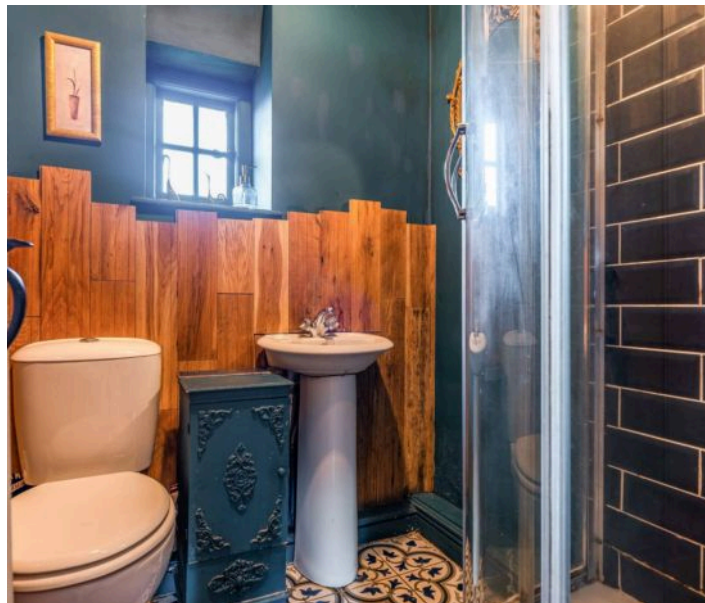
18' 6" x 16' 0" (5.63m x 4.89m)

Beautiful open and social space, with a lovely vaulted ceiling and exposed beams within the dining area. Kitchen comprising a traditional farmhouse style with a range of base units and oak work surfaces over, Belfast sink, AGA, free-standing electric cooker, tiled splashback and flag stone flooring. Outlook over the garden to the rear and access into pantry, with plumbing for washing machine and dishwasher and door leading out to the garden. Dining area enjoys an outlook to the front, leads through to the bedrooms and study, gives access to the loft and enjoys the continuation of the flag stone flooring.

### Study

7' 1" x 6' 8" (2.17m x 2.04m)

Enjoying an outlook across the garden and far reaching across farmland and towards the woodland beyond, leading through to the Orangery, featuring a radiator and solid Oak flooring







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# Great Chart, Ashford, TN23

Approximate Area = 1676 sq ft / 155.7 sq m (excludes void)

Limited Use Area(s) = 55 sq ft / 5.1 sq m

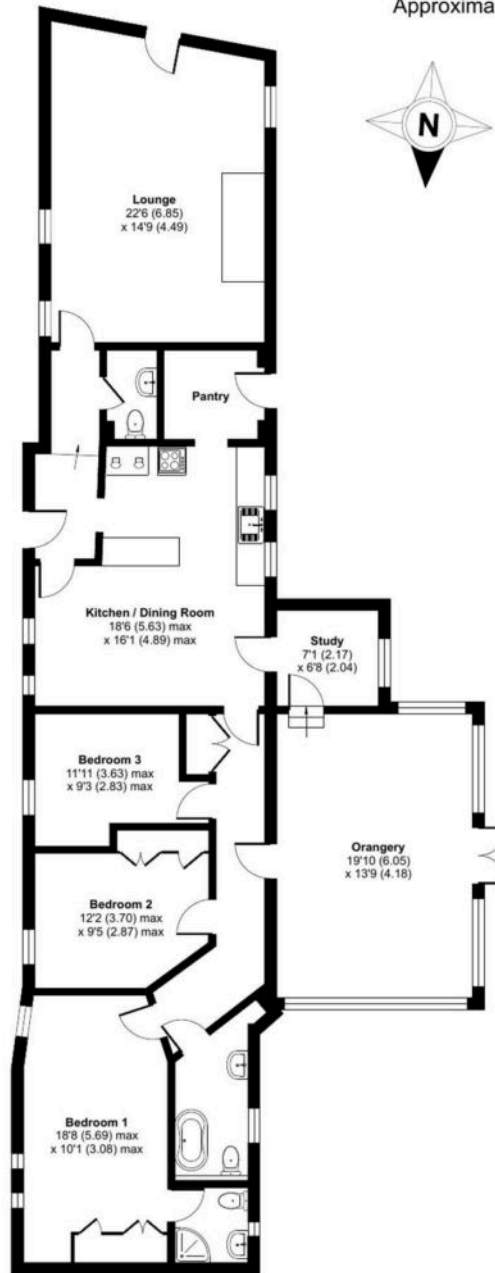
Annexe = 1159 sq ft / 107.6 sq m

Total = 2890 sq ft / 268.4 sq m

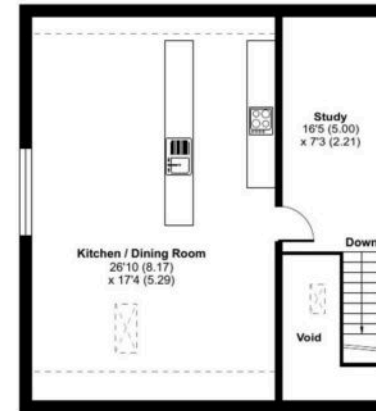
For identification only - Not to scale



Denotes restricted  
head height



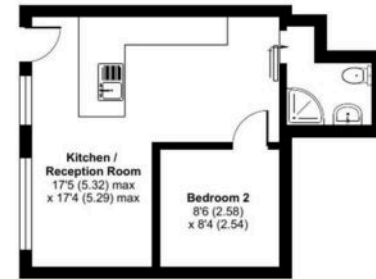
GROUND FLOOR



ANNEXE FIRST FLOOR



ANNEXE GROUND FLOOR



LOWER ANNEXE







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