

**RUSH
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**Barclay Farmhouse Woolpack Corner, Biddenden, Kent TN27 8BQ
Offers In The Region Of £1,450,000 Freehold**

Rush Witt & Wilson are pleased to offer the opportunity to acquire this most attractive 18th Century (unlisted) detached farmhouse with an attached annex/barn and separate detached cottage sitting in generous gardens being located on the outskirts of Biddenden. 'Barclay Farmhouse' offers well-proportioned and versatile accommodation arranged over three floors comprising a generous entrance hallway, cloakroom, family room, snug, living room with impressive inglenook fireplace and kitchen/breakfast room with vaulted ceiling on the on the ground floor. On the first floor is the family bathroom and three double bedrooms, one with a en-suite shower. To the second floor is a further double bedroom and bathroom. The attached 'Barn' offers an independent entrance hallway, reception room and double bedroom with an en-suite shower room on the ground floor. On the first floor two further bedrooms, both with en-suite shower rooms. Further benefits include solar panels fitted to the rear roof slope above the barn which produce an additional income. Outside the property sits back from the road approached over a sweeping gravelled driveway past a large pond with generous gardens measuring approximately 0.87 acres (TBV). Within the grounds is also a detached two bedroom cottage offering exciting home income opportunity or further annex style accommodation if required. Having been successfully run as an award winning Bed & Breakfast by the current sellers this property will undoubtedly appeal to a variety of buyers including those looking for an exciting home income opportunity, a charming main home or suitable for those looking for large family/multigenerational accommodation. Cranbrook School Catchment Area. To arrange a viewing please call our Tenterden branch.



Entrance Hallway
Part obscure glazed entrance door to the front elevation, window to the side, stairs rising to the first floor with fitted storage cupboard beneath, exposed timbers and beams, radiator, fitted coat cupboards, wooden latched doors off to the following:

Cloakroom/WC
Fitted with a white suite comprising low level wc, pedestal wash hand basin with tiled splashback, stone tiled flooring, radiator, window to the rear elevation.

Snug
10'10 x 9'7 max (3.30m x 2.92m max)
Double aspect with windows to the front and side elevations, exposed timbers, wooden flooring, radiator, fitted walk in cupboard housing floor standing oil fired boiler and pressurised hot water tank.

Living Room
19'5 max x 15'8 (5.92m max x 4.78m)
Double aspect with two windows to the front and one window to the side elevation, attractive inglenook fireplace with exposed bricked hearth, oak bressummer and inset log burning stove, two radiators, array of exposed timber and beams, range of display shelving.

Family Room
13'5 x 10'6 (4.09m x 3.20m)
Glazed double doors to the side elevation with views and access onto the garden, radiator, exposed brick feature wall, range of exposed timber and beams.

Kitchen/Breakfast Room
10' x 17'8 (3.05m x 5.38m)
Attractive vaulted ceiling offering an array of exposed timbers and beams, being double aspect with windows to both side elevations, the bespoke wooden kitchen is fitted with a range of cupboard and drawer base units with matching wall mounting cupboards, complimenting solid wood block worktop surfaces, inset double butler sink, integral fridge, integral freezer, integral dishwasher, Range master style cooker with extractor canopy above, space for table and chairs, stone tile flooring, radiator, doors through to the barn/reception room, further latch wooden door through to:

Utility Room
6'4 x 4'9 (1.93m x 1.45m)
Fitted granite worktop surface with inset sink, storage beneath and tiled splashback, space and plumbing for washing machine, space for tumble dryer, space for further freestanding appliances, stone tile flooring.

First Floor

Landing
Window to the side elevation, fitted double storage cupboard, radiator, exposed timbers and beams, stairs rising to the second floor, wooden latch doors off to the following:

Bedroom Two
10'7 x 10'5 (3.23m x 3.18m)
Window to the side elevation, radiator, wooden latch door opening through to:

En-Suite Shower Room
Fitted with a white suite comprising fitted wooden vanity unit, low level wc, granite countertop with inset wash hand basin and range of fitted storage beneath, large walk in shower cubicle with glass screen, stainless steel heated towel rail, fully tiled walls and flooring.

Bedroom Three
12'5 x 8'5 (3.78m x 2.57m)
Window to the front elevation, wood effect flooring, radiator, exposed timbers and beams, recessed fitted wardrobe space.

Bedroom Four
12'5 x 8'3 (3.78m x 2.51m)
Window to the front elevation, wood effect flooring, radiator, exposed timbers and beams, recessed fitted wardrobe space.

Family Bathroom
Fitted with a white suite comprising wooden vanity unit with low level wc, granite countertop, inset wash hand basin and range of storage beneath, wood panelled bath with shower over and fitted screen, stainless steel heated towel rail, fully tiled walls and flooring, window to the side elevation.

Second Floor

Landing
Velux style roof light, access to eaves storage, wooden latch doors off to the following:

Master Bedroom
15'4 x 14'9 (4.67m x 4.50m)
Window to the front elevation enjoying pleasant views over the front gardens and pond, fitted walk in double wardrobe, range of eaves storage cupboards, radiator, exposed timbers and beams.

Bathroom
Fitted with a modern suite comprising fitted vanity unit, low level wc, inset wash hand basin with a range of storage beneath, wood panelled jacuzzi bath, large walk in shower cubicle with fitted screen, bidet, stainless steel heated towel rail, fitted walk in storage cupboard, radiator, window to the rear elevation, eaves storage cupboard, part tiled walls, tiled flooring.

The Barn

Entrance Hallway
Part glazed entrance door to the rear elevation, stairs rising to the first floor with fitted storage cupboard beneath, wooden flooring, doors off to the following:

Reception Room
15'3 x 13' (4.65m x 3.96m)
Double aspect with window to the rear, glazed double doors to the front elevation with views and access onto the garden, exposed timbers and beams, wooden flooring, radiator, connecting door through to the main house kitchen/breakfast room.

Bedroom
15'4 x 12'9 max (4.67m x 3.89m max)
Window to the rear elevation overlooking the garden, exposed timbers, wooden flooring, radiator, wooden latch door through to:

En-Suite
Fitted with a white suite comprising low level wc, pedestal wash hand basin with tiled splashback, corer shower cubicle, stainless steel heated towel rail, tiled flooring.

First Floor

Landing
Part galleried with window to the rear elevation enjoying pleasant views over the garden and farmland beyond, wooden flooring, access to loft space, wooden doors off to the following:

Bedroom
15'4 max x 13' max (4.67m max x 3.96m max)
Window to the rear elevation enjoying pleasant countryside views, wooden flooring, exposed timbers and beams, radiator, wooden latch door through to:

En-Suite Shower Room
Fitted with a white suite comprising low level wc, pedestal wash hand basin with tiled splashback, corner shower cubicle, stainless steel heated towel rail, tiled flooring.

Bedroom
15'4 max x 13' max (4.67m max x 3.96m max)
Window to the rear elevation enjoying pleasant countryside views, wooden flooring, exposed timbers and beams, radiator, wooden latch door through to:

En-Suite Shower Room
Fitted with a white suite comprising low level wc, pedestal wash hand basin with tiled splashback, corner shower cubicle, stainless steel heated towel rail, tiled flooring.

Please note, The Barn has been successfully run as a bed and breakfast by the current owner for over 20 years, having won a number of awards and offers a fantastic home income opportunity for bed and breakfast, but equally offers for huge potential for independent annexe/multigenerational family accommodation.

The Cottage

Kitchen/Dining Room
18'2 x 10'6 (5.54m x 3.20m)
Being double aspect with windows to the side and rear elevations, the latter enjoying pleasant views over the adjoining farmland, part glazed entrance door to the side elevation, stairs rising to the first floor, wood effect flooring, electric storage heater, generous fitted kitchen area fitted with a range of cream shaker style cupboard and drawer base units with matching wall mounting cupboards, complimenting wood block effect worktop surface with inset stainless steel sink drainer unit, inset electric hob with stainless steel extractor canopy above and integral oven beneath, integral low level fridge and freezer, integral washing machine, integral tumble dryer, integral slim line dishwasher, space for table and chairs, door through to:

Living Room
18'1 x 10'8 (5.51m x 3.25m)
Double aspect with windows to the front and rear elevations, the latter enjoying pleasant countryside views, wood effect flooring, electric storage heater, feature fireplace with inset electric fire.

First Floor

Landing
Velux style window to the rear elevation, access to eaves storage, wooden latch doors off to the following:

Bedroom One
10'7 x 7'9 (3.23m x 2.36m)
Window to the side elevation enjoying pleasant countryside views, fitted double wardrobe.

Bedroom Two
10'7 x 6'2 (3.23m x 1.88m)
Window to the side elevation enjoying pleasant countryside views, eaves storage cupboard, wall mounted electric heater, fitted wardrobe.

Shower Room
Fitted with a modern suite comprising white gloss vanity unit with low level wc, inset wash hand basin and range of storage beneath, fully tiled corner shower cubicle with glass door, stainless steel heated towel rail, tiled flooring, part tiled walls, window to the rear elevation enjoying impressive countryside views.

Outside

Gardens
Barclay Farmhouse sits centrally in a generous plot though to measure 0.87 acers (TBV) being set back from the road, to one side and the rear the property enjoying impressive countryside views abutting on to open farmland. To the front a sweeping gravelled driveway leads to a parking area providing off road parking for a number of vehicles, there is a generous pond being surrounded by attractive lawned gardens planted with a mixture of mature trees and bordered with a range of beds planted with a mixture of shrubs and seasonal flowers. To the rear is a generous level lawn being bordered and interspersed by a mixture of trees, shrubs and beds planted with a mixture of shrubs and seasonal flowers.

Detached Outbuilding
Potential studio/home office space subject to the nessacassary permissions.

Agents Note
Council Tax Band - F

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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4. VAT: The VAT position relating to the property may change without notice.

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2ND FLOOR
480 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 4128sq.ft. (383.5 sq.m.) approx.

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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COTTAGE - GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



COTTAGE - 1ST FLOOR
294 sq.ft. (27.5 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(35-47) F			
(21-34) G			
(1-20) Not energy efficient - higher running costs			
England & Wales		75	75
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(35-47) F			
(21-34) G			
(1-20) Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



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