

**RUSH
WITT &
WILSON**



**The Hayloft, Holmans, Stone, Tenterden, Kent TN30 7HA
Offers In The Region Of £895,000 Freehold**

Rush Witt & Wilson are pleased to offer the opportunity to acquire this most attractive converted former hayloft occupying a truly idyllic rural setting being surrounded by neighbouring countryside located on the outskirts of the sought after rural hamlet of Stone-in-Oxney.

'The Hayloft' offers well-proportioned and versatile accommodation arranged over two floors comprising an generous entrance hallway, cloakroom, bathroom, three double bedrooms and a triple aspect kitchen/breakfast room on the ground floor. On the first floor is an impressive living/dining room with vaulted ceiling, log burning stove and access to balcony offering rural views to the front.

Outside the property is one of just two homes located to the end of a unmade lane and occupies a generous plot believed to measure approximately 0.36 of an acre (tbv). A walled courtyard hides a beautiful, sheltered garden beside the gated inner driveway, which provided ample parking for several cars and leads to a generous double garage. In addition there are also two further barns/outbuildings offering fantastic potential for a number of uses (subject to necessary permissions).

Having been owned by our client for 27 years, we would advise early inspection to fully appreciate the merits of this unique and special home and its simply stunning rural setting. To arrange a viewing please call our Tenterden branch.



Entrance Hallway

Part glazed entrance door and window to the front elevation, stairs rising to first floor, radiator, exposed stone work, exposed timber and beams, latched wooden doors leading through to the bedrooms, further latched door leading to:

Cloakroom/WC

Fitted with a white suite comprising low level wc, fitted vanity unit with inset wash hand basin and storage cupboard beneath, exposed beams, exposed stonework, tiled flooring, radiator with stainless steel with towel rail fitments and obscure glazed window to the front elevation.

Bedroom One

16'3 max x 9'6 (4.95m max x 2.90m)
Two windows and full height glazed double doors to the rear elevation, range of bespoke full height fitted wardrobes, exposed stonework, exposed timber and beams and radiator.

Bedroom Two

12'4 max x 9'11 (3.76m max x 3.02m)
Window to the rear elevation overlooking the garden, range of fitted bespoke full height wardrobes, radiator, exposed stonework, exposed timber and beams.

Bedroom Three

9'6 x 9'4 (2.90m x 2.84m)
This is currently being utilised as a home office with window to the front elevation, fitted desk, range of fitted storage and shelving, radiator, exposed timber and beams and exposed stonework.

Inner Lobby

Fitted airing cupboard housing insulated hot water tank and floor standing oil fired boiler, double fitted storage cupboard, radiator, access to loft space and door leading through to:-

Kitchen/Breakfast Room

21'6 max x 12'8 (6.55m max x 3.86m)
Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complimenting worksurface with tiled splashback and inset one and a half bowl sink drainer unit, inset four burner electric hob with integrated oven beneath and extractor canopy above, integrated low level freezer, base cupboard with space and plumbing for washing machine, base cupboard with space and point for tumble dryer,

base cupboard with space and point for dishwasher, space and point for free standing fridge/freezer, space for table and chairs, two radiators, tiled flooring, range of exposed beams and being triple aspect with windows to the front, side and rear elevations, large stable door allowing access through to the garden.

Bathroom

Fitted with a traditional suite comprising low level w.c., pedestal wash hand basin, free standing roll top bath with mixer tap and hand held shower attachment and fitted screen, corner shower cubicle, wall mounted heated towel rail, tiled flooring and obscure glazed window to the front elevation.

First Floor

Living/Dining Room

27'1 x 19'4 (8.26m x 5.89m)
The impressive first floor living space offers vaulted ceilings with a range of exposed timbers and beams, exposed stonework, exposed floorboards, radiator, free standing wood burning stove, door to the side with external staircase allowing access to the garden, triple aspect with windows to the side, rear and front elevation with the latter offering a stable door opening to a delightful balcony enjoying impressive rural views over adjoining farmland to the front.

Outside

Gardens

'The Hayloft' occupies a truly idyllic setting being surrounded by open countryside and being one of just two properties located to the end of this un-made road. Double five bar gates open to a generous area of hardstanding providing off road parking and turning space for a number of vehicles as well as access through to the double garage. There is an area of level lawn being interspersed with a selection of mature fruit trees being bordered with a range of established and well maintained hedgerow. Gated access leads through to a most impressive walled garden offering an area of level lawn being bordered with a range of raised brick beds planted with an array of mature shrubs and seasonal flowers, there are a number of seating areas offering space for outside dining and entertaining as well as a feature pond and well.

Double Garage

31'1 x 19'9 (9.47m x 6.02m)
With two electric up and over doors to the front elevation. Light and power connected, door leading through to:-

Adjoining Barn

40'1 x 14'7 (12.22m x 4.45m)
A large useful space offering potential to be re-purposed (subject to necessary permissions).

Open Bay Barn

49'6 x 19'5 (15.09m x 5.92m)
Open bay barn with five open bays to the side elevation, requiring work/updating.

Agents Note

Council Tax Band: F

Please note the property is on a private drainage.

Although now lapsed, please note the property had approved planning permission for proposed single-storey side extension (21/00476/AS) to include new entrance hall, two en-suite bedrooms, dressing and utility rooms and a garden sitting room.

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested.

Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose. The property may be subject to restrictive covenants and a copy of the title documents are available for inspection. If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(91-100) A			(10-15) A		
(81-90) B			(16-20) B		
(71-80) C			(21-25) C		
(61-70) D			(26-30) D		
(51-60) E			(31-35) E		
(41-50) F			(36-40) F		
(31-40) G			(41-45) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 3565 sq.ft. (331.2 sq.m.) approx.

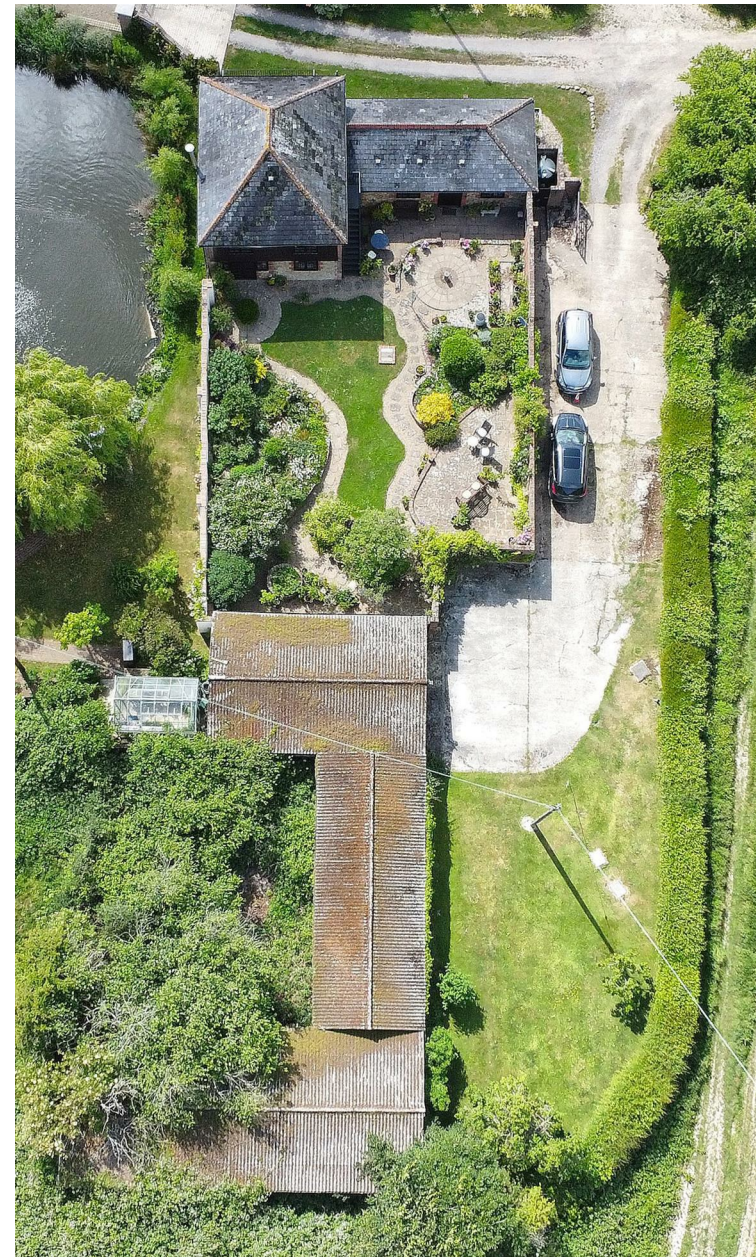
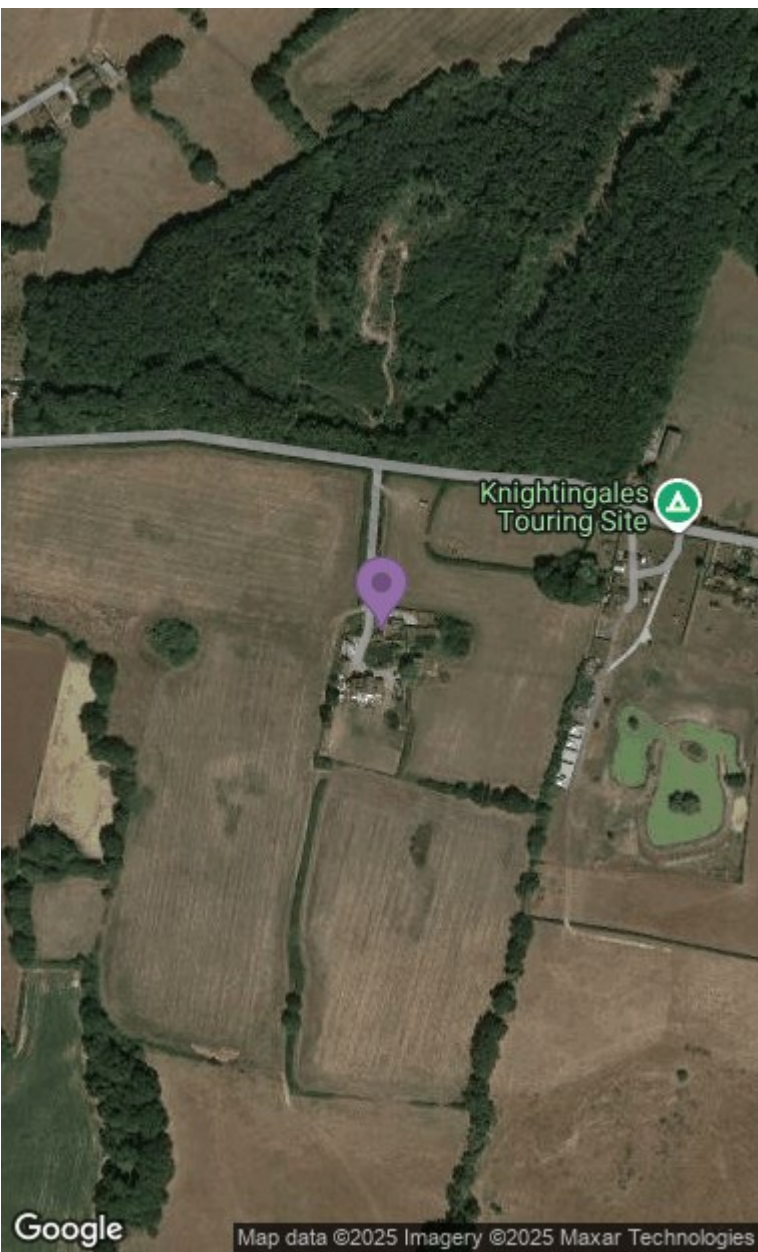
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR
918 sq.ft. (85.3 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



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