Ibbett Mosely

Cleggetts Farmhouse Chapel Street, Ryarsh,
Kent, ME19 5LW

THIS HOME
IS BLESSED
WITH LOVE,
LAUGHTER,
FRIENDSHIP
BE

This exceptional five bedroom period residence, which was the original farmhouse commands an elevated position within a conservation area, affording breath-taking far reaching vistas over the sought-after Kentish village of Ryarsh in which it so desirably stands.

Its Spacious accommodation in excess of 2,600 sq.ft. offers both period character and modern function. Five reception rooms offer flexibility of usage and opportunities to provide for multi generation needs.

Price £1,000,000

- Mix of Period & Contemporary Finishes
- Bespoke Quality Kitchen Carpentry Offering Open Plan Living
- Utility Boot Room & Useful Cellar
- Five Bedrooms - Three Luxurious Bathrooms - Two Ensuite
- Principle Bedroom With Walk in Wardrobe & Ensuite Bathroom
- Fabulous Countryside Views
- Edge of Popular Ryarsh Village
- Stunning Wrap Around Garden
- Block Paved Drive & Double Detached Garage
- EPC Rating E - Council Tax Band G

Description

Affording notably bright, spacious contemporary interiors that compliment the characterful elements of the home wonderfully, this unique family home provides an enviably versatile configuration over three levels.

The ground floor boasts a total of five reception rooms with a bespoke crafted fitted kitchen/ breakfast room which serves as the ideal hub of the home, with high quality integrated appliances, granite work surfaces, a Travertine stone floor and French doors opening to a sun terrace, ideal for entertaining friends and family while dining al fresco. A dedicated utility and formal dining room compliment the kitchen perfectly, while the latter opens to an idyllically positioned conservatory. An attractive open fireplace with inset log-burner features within the principle reception room and striking bay windows grace the snug/ study and principle reception room alike. A ground floor cloakroom completes the ground floor.

Stairs rise from a generous reception hall to the five bedrooms located on the first floor. The principal suite offers stunning dual aspect, bay window views, a walk-in-dressing room and luxurious en-suite shower. Bedroom two also benefits from en-suite facilities while an equally luxurious family bath/ shower room serve bedrooms three, four and five respectively.

A generously proportioned cellar with natural light and range of in-built storage cupboards provides yet more versatility and has served as a useful storage area playroom over the years, although could be utilised for additional office space,

games room, gym or cinema room.

This superb detached and un-Listed original farmhouse is nestled at the far end of an exclusive hamlet of residential properties, which would have been part of the original farm buildings within a conservation area. Stone steps rise from Chapel Street to the elegantly poised family home, occupying its own English country style gardens, exhibiting fine lawns interspersed with mature specimen trees, while mature shrubbery forms the borders and prolifically well stocked flower beds dotted around the perimeter of the house itself add colour and interest. A sun terrace off the kitchen/ breakfast room offers an idyllic position to take in the pleasing views of the garden and elevated countryside views beyond.

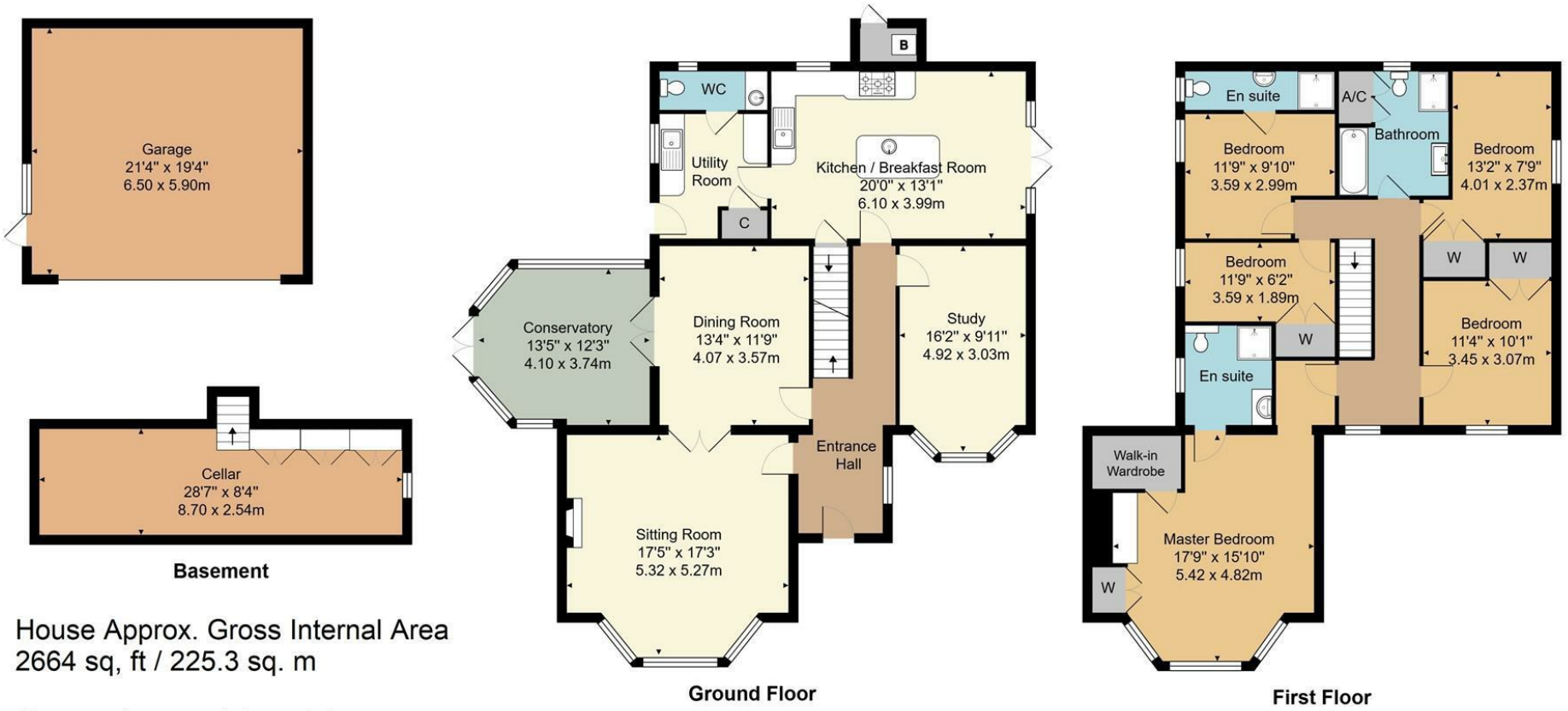
A substantial block paved driveway affords sufficient parking for numerous vehicles. A detached double garage with up and over door, power and light provides excellent sheltered and secure parking.

Location

Ryarsh is commonly regarded as one of the finest villages within the region and prized for it's quintessential Kentish charm. The village has its own highly regarded primary school, a village hall and country pub offering traditional English fare. The award winning market town of West Malling is just minutes away with an eclectic range of boutique shops, Gastro pubs, range of restaurants and coffee shops. The region is well served by schooling with the local village

primary schools retaining their long standing high reputation. Senior schools are within easy reach, as are selective Grammar schools.

For those wishing to commute to London or the Continent it should be noted that this area is superbly blessed with transport links. The M20 & M25 are but a short drive, with train times to London of approximately 50 minutes from the nearby station. Continental travel by rail is accessible via either Ebbsfleet or Ashford International stations (when services resume) and cross channel services via The Channel Tunnel or coastal ferry terminals all within very easy reach.



House Approx. Gross Internal Area
2664 sq, ft / 225.3 sq. m

Garage Approx. Internal Area
413 sq. ft / 38.4 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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EPC Rating- E

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