



Blean, Canterbury

The Kentish Barn, Honey Hill Farm, 11 Honey Hill, Blean, Canterbury, Kent, CT2 9JP

A magnificent 17th Century barn conversion with grounds in the region of one acre, forming part of an exclusive farmstead of only three dwellings located 3.4 miles from Canterbury and 3.8 miles from Whitstable.

The Kentish Barn has been sympathetically converted to create an exceptional family home which now offers versatile accommodation totalling in excess of 3567 sq ft (331 sq m), including five bedrooms, three bathrooms and an impressive reception hall with a vaulted ceiling which displays many original timbers. This substantial family home enjoys fine views across Blean Woods National Nature Reserve and adjoining countryside.

The ground floor is centered around a large open plan reception hall leading to a beautifully fitted kitchen / breakfast room, utility room with store, a double bedroom with en-suite cloakroom, and a separate cloakroom. The flagstone flooring throughout the ground floor benefits from underfloor heating.

Two oak staircases with glass balustrades and galleried landings rise to the first floor from each end of the reception hall, leading to three bedrooms and two bathrooms, and the master bedroom suite with en-suite bathroom.

A natural stone terrace spans the width of the property and overlooks the West facing gardens. A shingled driveway provides off road parking for a number of vehicles. No onward chain.

Location

Blean is a conveniently situated village between Whitstable and Canterbury with its range of local shops, public house and popular primary school. Nearby Whitstable (approximately 3.5 miles distant) with its working harbour also offers a bustling High Street with a diverse range of busy shops, Post Office and restaurants. The Cathedral City of Canterbury (approximately 2.5 miles distant) offers theatres, cultural and leisure amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual and designer shops. The High Speed Rail Link (Javelin Service) from Canterbury West provides frequent services to London St Pancras with a journey time of approximately 54mins. The A299 is also easily accessible offering access to the A2/M2 leading to the channel ports and subsequent motorway network.

Accommodation

The accommodation and approximate measurements are:

GROUND FLOOR

- **Reception Hall**
- **Living Area**
59'7" x 29'1" (18.16m x 8.86m)
at maximum points and incorporating:-
- **Kitchen/Breakfast Room**
- **Utility Room**
9'8 x 6'3 (2.95m x 1.91m)
- **Store**
6'3" x 5'0" (1.90m x 1.52m)
- **Cloakroom**
5'8 x 4'4 (1.73m x 1.32m)

- **Bedroom 2**
23'2" x 13'7" (7.05m x 4.13m)

- **En-Suite Cloakroom**
8'10 x 5'8 (2.69m x 1.73m)

FIRST FLOOR

- **Master Bedroom**
17'4" x 15'0" (5.28m x 4.57m)
- **En-Suite Bathroom**
15'0 x 11'5 (4.57m x 3.48m)
- **Bedroom 3**
16'6" x 13'2" (5.03m x 4.01m)
- **Bedroom 4**
14'5" x 14'2" (4.39m x 4.33m)
at maximum points.

- **Bedroom 5**
14'4" x 13'3" (4.38m x 4.03m)
at maximum points.
- **Bathroom**
12'0 x 7'7 (3.66m x 2.31m)
- **Bathroom**
12'0 x 8'1 (3.66m x 2.46m)











Viewing

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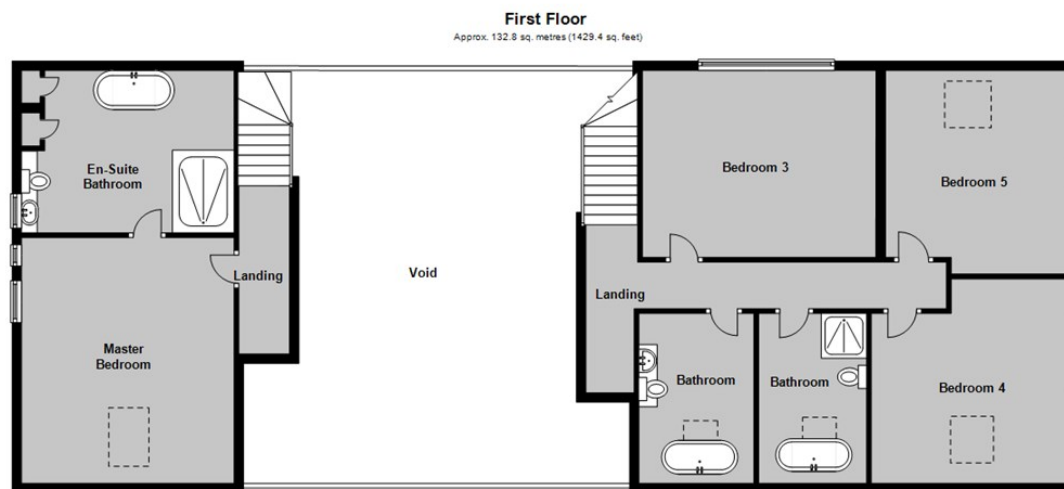
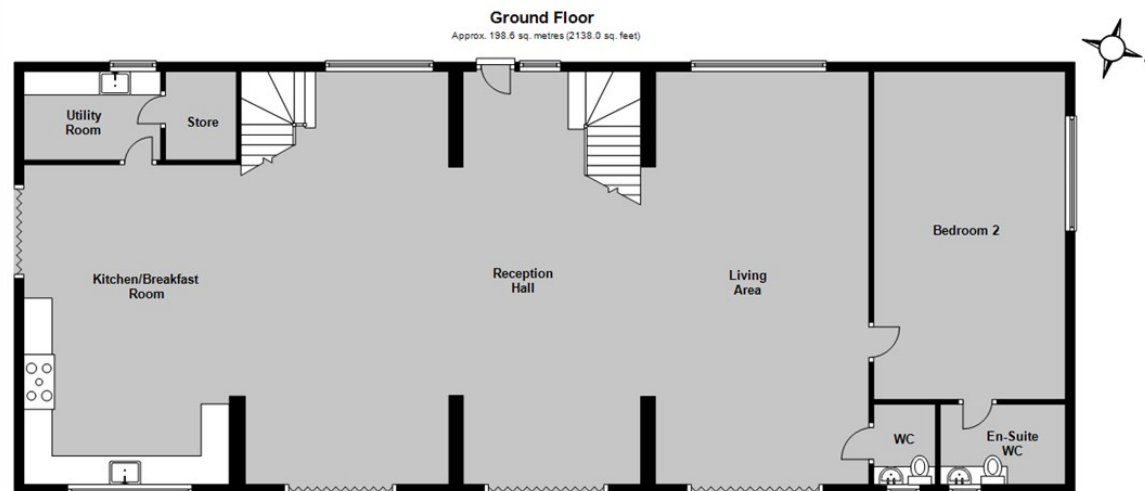
Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		82	85
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		77	80
EU Directive 2002/91/EC			

Folio No. 5795/WR





Total area: approx. 331.4 sq. metres (3567.4 sq. feet)

...for Coastal, Country & City living.