



Glebe Farm Barn

Stone Hill

Sellindge, Ashford, Kent TN25 6EJ

A characterful, well appointed country property with extensive equestrian facilities comprising a converted traditional oak framed 5 bedroom barn, a detached 2 bedroom cottage, brand new indoor swimming pool and numerous outbuildings together with an L Shape stable yard, 60m x 20m riding arena and grazing paddocks.

About 6.30 acres

Guide Price £1,295,000



Accommodation

House

Ground Floor Sitting Room • Dining Room • Garden Room • Kitchen • Lobby with Cloakroom • Utility Room • Bedroom 5 with Potential En-Suite Shower Room

First Floor Master Bedroom with En-Suite • 3 Further Bedrooms • Family Bathroom

Cottage

• Sitting / Dining Room • Bedroom • Bathroom • Kitchen • First Floor Bedroom

Outside

• Detached Annexe
• 6 x Stable Block with Tack Room
• Cart Shed • Tandem Garaging
• 60m x 20m Riding Manège
• Beautiful Indoor Swimming Pool

Garden & Grounds

• Walled Private Garden • Large Main Garden • Two oak Framed Hexagonal Gazebos • Fresh Water Stream (Horton Priory Dyke) • Post and Rail Paddocks

Communications

• A20 providing access to Ashford (6.3miles), Ashford International Train Station (7 miles) and Hythe (5.4miles)
• Stone Street (B2068) provides access to Canterbury (15.4miles)





Situation

The property is conveniently located between the villages of Sellindge, Brabourne and Smeeth with Stowting and Monks Horton also nearby. Sellindge village lies to the east and has a primary school, village hall and stores and provides access on the A20 to Hythe, Folkestone and the M20 (Junction 11). Ashford is only 6.3 miles to the west and offers an improving range of recreational, educational and shopping facilities as well as twin connections to the M20. Ashford International Station provides the HSI service to St Pancras in about 37 minutes at peak times as well as regular Eurostar trains to the continent.

Barn

The barn is understood to date back to the early 1800's and the conversion retains the original charm and many features with numerous oak beams and vaulted ceilings to most of the first floor rooms. The country style kitchen offers an Aga and solid granite worktops and with the addition of the garden room you have three good sized reception rooms. Bedroom 5 has it's own independent access with adequate space for full bathroom facilities.

Detached Cottage

A well proportioned residence in it's own right with a part open plan lounge/dining area kitchen. Double bedroom to the ground floor; along with a bathroom. A further bedroom to the first floor in with some restricted head room.

Indoor Swimming Pool

This stunning pool is set inside an impressive and chunky oak framed building with oodles of glass looking over the surrounding garden, the main house and stabling. The pool is just being completed and is heated via a wood fired burner. Inside, you have changing facilities and a control room for the pool and it's surroundings. The pool is covered by a thermally efficient hard topped electric roller cover (providing some security for young children), is 1.5m deep throughout, measures 9m x 4m and is sustained on a salt water filtration system (with fresh water in the pool). Outside, a driveway is being created offering vehicular access to the side whilst paved steps lead more directly from the main residence.

Gardens

There are beautiful gardens lying principally to the south of the barn comprising a smaller walled garden with large terrace immediately adjoining the property. Well kept colourful borders extend up to the hexagonal oak framed gazebo. Larger more informal gardens lie to the south either side of the small river (Horton Priory Dyke) where on a good day you'll see rainbow trout swimming. Principally this is laid to lawn with a good selection of established trees, shrubs and a very impressive Great Gunnera by the waters edge. This larger of the gardens offers a further, quite substantial, oak framed and peg tiled gazebo along with an enclosed Aviary (former peacock house).

Garage

Tandem garage attached to the Barn

Cart Shed

Oak framed, beautiful oak panelled double doors.

Open Barn

Double fronted open cart shed style store currently used for logs and hay with a catslide roof offering chicken coup housing

Equestrian Facilities

1) Stable Yard

This comprises an L Shape range of 6 Loose boxes together with a tack room, feed room and covered shoeing area. Power and lighting indoors and outside (LED's). Additional storage or kennelling under catslide roof at the end of the stable block.

2) Barn

Modern steel framed barn measuring approximately 60ft x 30ft. 3 phase power supply, sodium lighting and concrete floor.

3) Riding Arena

This measures about 60m x 20m making it suitable for show jumping, schooling or dressage. The surface is sand and shredded rubber and is fenced with post and rail fencing.

Land

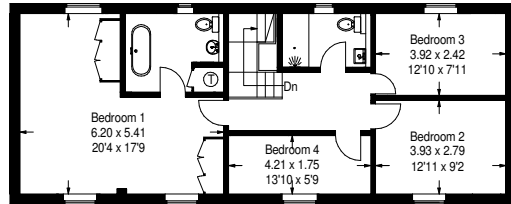
The land is divided into separate paddocks with post and rail fencing and lies to the rear and side of the property.

Riding / Hacking

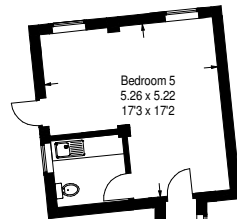
There is excellent hacking to the north. Head up Stone Hill and turn into either Southenay Lane which gives access to Monks Horton and Stowting and the North Downs beyond, or continue on Plain Road and take the next right into Granary Court Road which gives access to West Brabourne, East Brabourne, Brook and Wye.



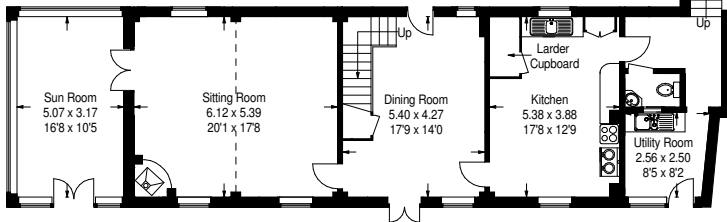
Glebe Farm Barn, Stone Hill, Sellindge



First Floor = 78.6 sq m / 846 sq ft

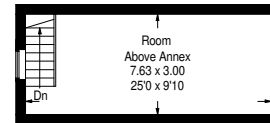
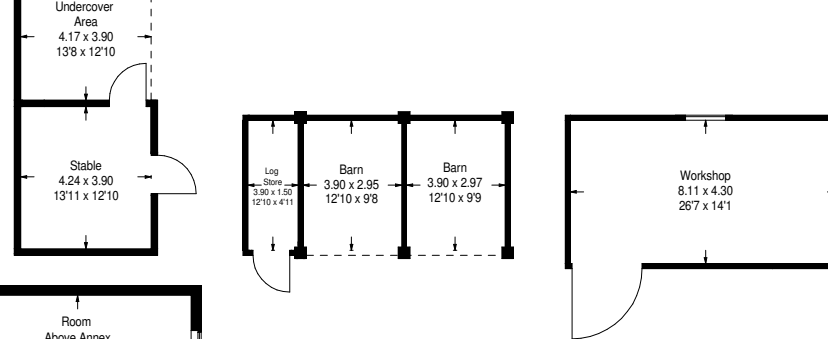
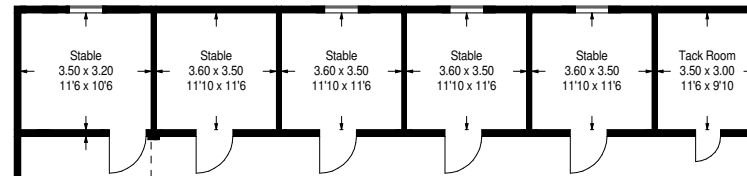


Annex - First Floor
22 sq m / 237 sq ft

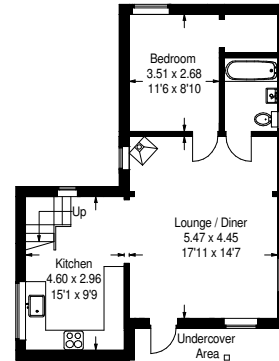


Ground Floor = 143.7 sq m / 1547 sq ft

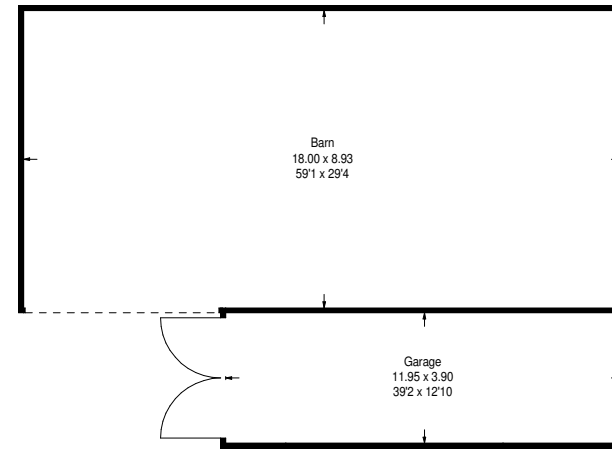
Approximate Gross Internal Area = 222.3 sq m / 2393 sq ft
 Annex = 76.8 sq m / 827 sq ft
 Outbuildings (Including Garage / Pool / Excluding Undercover Area) = 462.5 sq m / 4978 sq ft
 Total = 761.6 sq m / 8198 sq ft



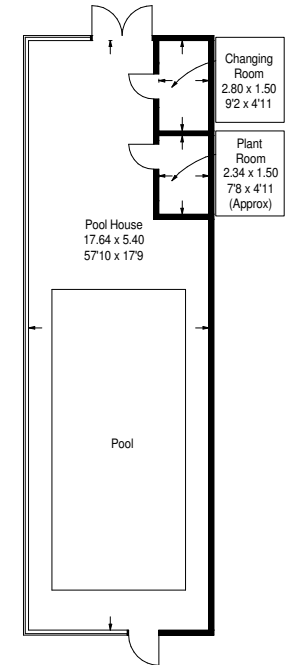
Annex - First Floor
22 sq m / 237 sq ft



Annex - Ground Floor = 54.8 sq m / 590 sq ft



(Not Shown In Actual Location / Orientation)
Outbuildings



Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest

in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/furnishings/furniture etc. photographed are included

in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

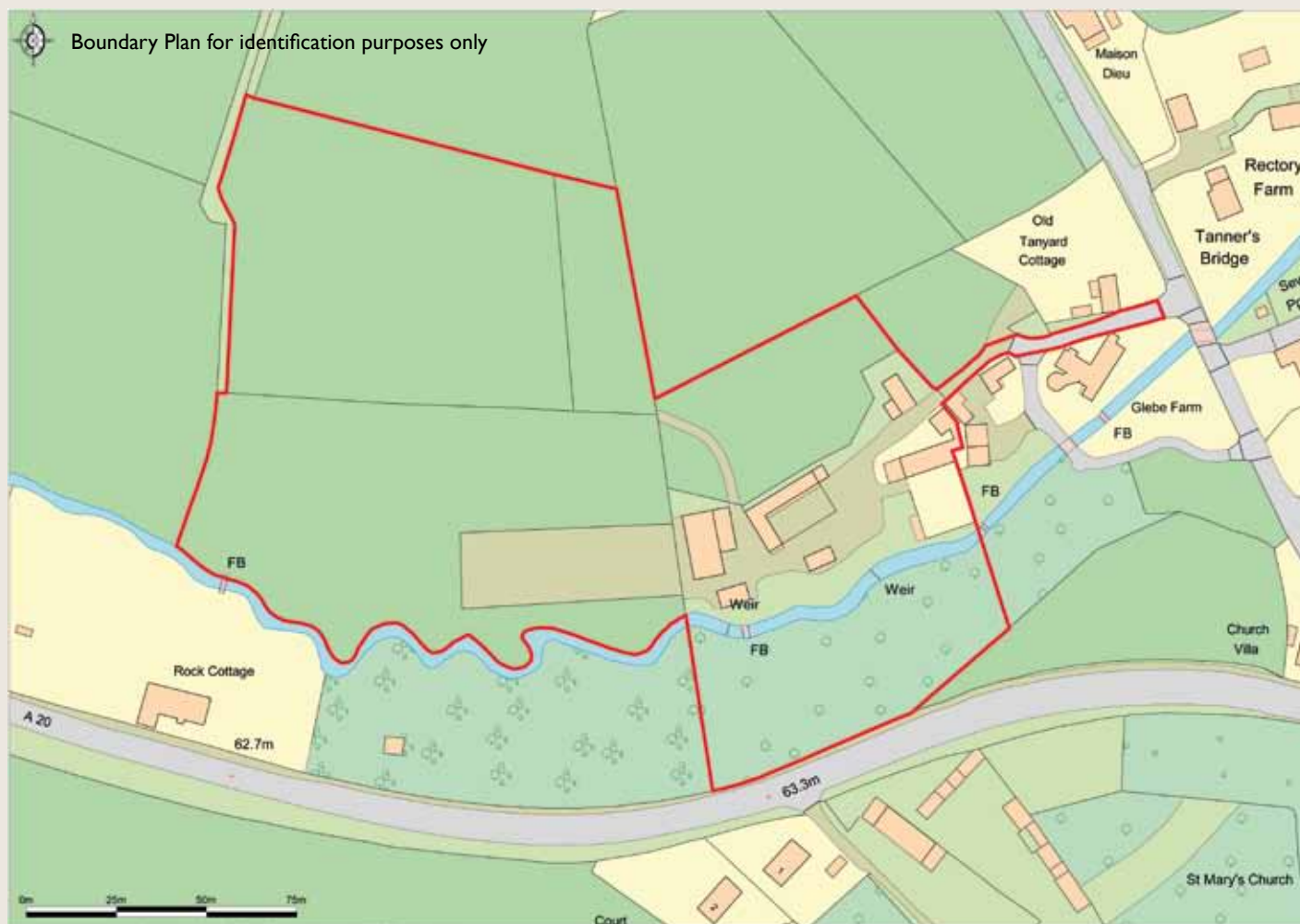
All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

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Energy Performance Certificate





Promap

Services

Barn and Annexe / Office: Water and Electricity, Oil Fired Boiler, Private Drainage

Swimming Pool: Wood Fired Boiler & Mains Electric.

Buildings: Water and Electricity inc 3 phase to certain buildings.

Viewing

Strictly by appointment with the Agents.
(Ref: E506)

Directions

From Ashford/ M20 (Junction 10)
Head east on the A20 towards Hythe and Sellindge.

Continue without deviation passing the Smeeth crossroads, proceed for a further 1.5 miles and as you pass the 40mph sign take the next left turn into Stone Hill and the entrance to Glebe Farm Barn will be found on the left hand side, pass Glebe Farmhouse on your left and the gate to the property is in front of you.



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Equestrian Property



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Are you planning to sell your house?

Not everyone needs to sell their house in order to buy, but the reality is that the majority of us do!

Maybe you are in the early stages of looking for suitable properties, and need an accurate valuation of your home, and maybe some advice to help you with your plans – I would be pleased to help. Perhaps your house is already on the market, and you'd like a second opinion, I can help with that too.

Equestrian properties require specialist expertise and very specific marketing. To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. I grew up owning and riding horses and have spent the best part of 25 years of my working life dealing with equestrian properties. I am definitely best placed to help in this respect.

The first few weeks of marketing your house are vitally important. Having an Agent that can put your house in front of the right buyers from the outset makes all the difference.

At Hobbs Parker, we have specialist agents within Equestrian Properties, Country Houses, Ashford Homes, The Villages and Tenterden Homes with dedicated valuers specialising in these properties.

With over 160 years of experience in Ashford and its surrounding villages, Hobbs Parker offers you all of this expertise and experience under one roof.

Whatever stage you are at, feel free to give me a call. I would be happy to help.



James Hickman MRICS FAAV

Director & Head of
Hobbs Parker Equestrian Properties