

# PHILLIPS & STUBBS



coastal +  
COUNTRY





High House Farm is located off a country lane in the rural community of Stone-cum-Ebony which lies within an area of outstanding natural beauty on the Isle of Oxney. The village of Wittersham, 2.5 miles, has a primary school and convenience store, whilst the village of Appledore, 2.5 miles, has a village store including post office, tea rooms, public house and doctor's surgery. The market town of Tenterden, 5 miles to the north, has Waitrose and Tesco supermarkets, quality shops and leisure centre whilst to the south, is the Ancient Town and Cinque Port of Rye (6 miles) renowned for its period architecture, cobbled streets and historical associations. There are branch line train services from Appledore to Ashford International Station with high speed connections for London St Pancras (37 minutes) and the Continent via Eurostar. Private schools in the area include Vine Hall at Robertsbridge, Marlborough House at Hawkhurst, Dulwich Preparatory School at Cranbrook, Benenden Girl's School and Kings College at Canterbury.

High House Farm is a fine Grade II Listed Georgian farmhouse presenting mellow brick and part tile hung elevations set with tall sash windows beneath a hipped tiled roof with a wooden eaves cornice. The living accommodation, which is arranged over two levels as shown on the floor plan, benefits from generous ceiling heights and retains many original features including open fireplaces, exposed timber framing, panelled doors and old floorboards. Far reaching views across open countryside are enjoyed from the principal rooms of the house.

A panelled front door with glazed inserts, a pilaster surround and a flat hood above, opens into a spacious reception hall with exposed studwork and stairs off to the first floor. A wide opening leads through to the rear hall, which has a wood block floor, a door to the rear garden and stairs down to the basement/cellar, which has a door to the garden.

The double aspect sitting room, which has rural views to the front and glazed double doors opening out to the garden, has a massive inglenook fireplace with bricks surrounds, an oak bressumer and a fitted wood burning stove. The dining room has a fine brick fireplace, exposed ceiling beams and overlooks farmland to the front and the garden to the side. The study has exposed studwork and beams and overlooks the main garden. Also on the ground floor is a shower/cloakroom with a close coupled w.c, shower cubicle, and wash basin. The light, double aspect kitchen/breakfast room is fitted with an extensive range of Shaker style base cupboards and drawers beneath granite work surfaces with an inset ceramic sink, stainless steel oven, halogen hob, matching wall cupboards with open display shelving, a china display cabinet, tiled floor and an oil Rayburn set within an inglenook fireplace. Adjoining is a large utility/boot room with a quarry tiled floor, fitted work surfaces to two walls, a sink unit, plumbing for a washing machine and dishwasher, an oil boiler and two stable doors to outside.

On the first floor, there is a galleried landing, four double bedrooms and one single bedroom. The two principal bedrooms have brick fireplaces and enjoy far reaching rural views. In addition there is a family bathroom with period fittings comprising a roll top bath, high level w.c and wash basin in an old surround.

Outside: The well-tended gardens which surround the house extend to about half an acre and are laid out in a traditional country house style with sweeping lawns, a wide paved terrace, rose beds, copper beech hedgerows, serpentine flower beds, herbaceous borders and raised vegetable beds. Studio/home office. Workshop. Shepherds Hut and Greenhouse.

To the far side of the gravelled approach is a field of about 1.5 acres with a pond and stable/field shelter.



Guide Price: £1,125,000 Freehold

High House Farm, Corkscrew Lane, Stone-cum-Ebony, Tenterden, Kent TN30 7HY



A handsome Grade II Listed Georgian farmhouse occupying an elevated position in grounds of about 2 acres in a favoured rural hamlet designated as an Area of Outstanding Natural Beauty with views across unspoiled countryside on the Isle of Oxney.

- Reception hall • Sitting room • Dining room • Study • Kitchen/breakfast room • Utility/boot room • Rear hall
- Shower/cloakroom • Basement/cellar • Galleried landing • Five bedrooms • Family bathroom • Oil central heating • Studio/home office • Workshop • Parking for several vehicles • Gardens & grounds of about 2 acres



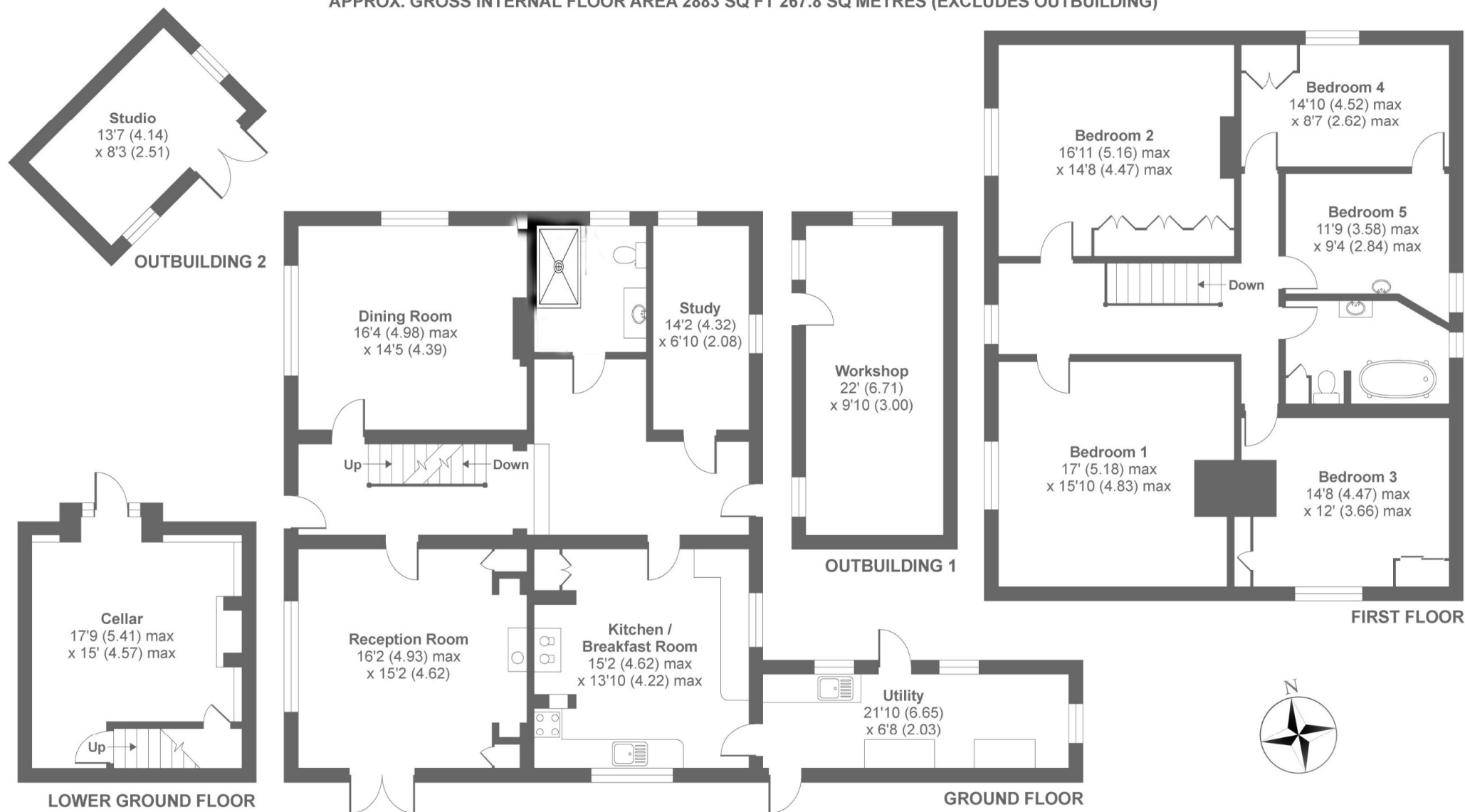


Directions: From Rye, proceed north on the A268 and turn right after about 2 miles, signposted for Tenterden and Iden. Proceed through the village of Iden over the River Rother and at the top of the next hill by the Stocks Windmill, continue along the road then take the 2nd turning on the right into Acton Lane continue along this road for approx. 2 miles and High House Farm will then be seen on the right. Turn into the shared gravelled approach and keep left for the extensive parking area to the rear of the property

Local Authority: Ashford Borough Council. Council Tax Band G  
Mains electricity and water. Oil Heating. Private drainage.  
Predicted mobile phone coverage: EE, Vodafone, Three and 02  
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom  
Flood risk summary: Very low risk. Source GOV.UK

# High House Farm, Stone, Tenterden, TN30

APPROX. GROSS INTERNAL FLOOR AREA 2883 SQ FT 267.8 SQ METRES (EXCLUDES OUTBUILDING)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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