



The Old Barn  
North Stream | Marshside | Canterbury | Kent | CT3 4EE

FINE & COUNTRY



# Step inside

## The Old Barn

Converted from a Grade II Listed barn built in the late 1700s, this spacious and impressive detached property nestles in the midst of 1.08 acres of garden surrounded by mature trees and adjacent to fields and apple orchards in an Area of Outstanding Natural Beauty. While the internal conversion has been completed with an eye to modern conveniences, including double glazed windows throughout, the house is full of original features, including exposed ceiling and wall beams, along with complementary fireplaces, an oak staircase and solid oak doors.

The main entrance to the property is particularly impressive, with a pitched roof over double height windows. The front door opens onto a full height entrance hall with a high vaulted and beamed ceiling, attractive parquet flooring and a galleried landing. The hall leads into an extremely spacious, triple aspect sitting room with an inglenook style fireplace, Bressummer beam and log burner. A central ceiling beam and vertical beams provide a visual division that offers semi-private areas offering quiet places to read or work. Also located off the hallway is a bright study with floor to ceiling built in shelving and tall windows with delightful views over the garden. A separate formal dining room is also currently in use as a second office.

The very spacious, dual aspect kitchen oozes character with an original central beam dividing the kitchen and breakfast areas, terracotta floor tiles in the kitchen, and a charming brick surround fireplace and log burner in the breakfast area. The kitchen is well equipped with wooden units and stand-alone appliances as well as a range cooker. A useful separate utility room offers laundry facilities, an American fridge freezer and plenty of additional storage cupboards. There is also a toilet and shower room that would be ideal for washing the dog after a muddy walk in the surrounding countryside. Rear and side doors off the kitchen lead into the garden.

Upstairs the bright and spacious vaulted galleried landing offers further room for seating or perhaps for the kids to entertain their friends. This leads to the family bathroom and four double bedrooms with eaves storage and excellent rural views. The charming main bedroom has a vaulted and beamed ceiling, an en suite bathroom and a walk-in wardrobe.

Outside the kitchen door lies a circular patio, perfect for al fresco dining. The rest of the garden is laid mainly to lawn interspersed with a range of mature trees that are a haven for wildlife including little owls, woodpeckers, pheasants and many other birds. An eight foot high Hornbeam hedge surrounds a vegetable garden, including an asparagus bed and three rows of berry bushes. Beyond, lies an orchard area with a variety of mature fruit trees including apples, pears, quince, medlar and plums. The inner driveway provides off road parking for about three cars, with additional parking available on the outer drive.

The driveway into the property is charming and unique, leading under a covered arch between two large outbuildings clad in the same traditional black weatherboarding as the barn itself. The main outbuilding was originally a stable block but is currently in use as a large workshop, store and wood store. The attached garage is likewise currently used for storage. These buildings offer excellent possibilities for conversion into an annex for elderly relatives, adult children or as a holiday let subject to the appropriate planning permission.



# Seller Insight

“ We have loved our 11 years living in this gorgeous characterful home, in the heart of the brilliant community of Marshside. We are moving with great regret, due to the need to relocate for work. We have spent many happy hours watching the wildlife in the garden, and enjoying the wonderful country walks right from the door. The house is only a few minutes walk from our lovely, friendly village pub, the Gate Inn. The area is extremely peaceful yet close to the Thanet Way for access to Canterbury, London and the Thanet towns.

With its wheatfields, orchards and wide open skies, the small hamlet of Marshside has featured in a Sunday Times list of Best Places to Live in Britain. For those who enjoy fishing there is the Marshside Fishery with its two lakes covering seven and a half acres and well stocked with a variety of fish including carp, tench and bream. For riding enthusiasts there is the Marshside Riding Club in nearby Maypole that also includes the excellent Prince of Wales pub and restaurant, while London commuters can use the mainline stations at Herne Bay and Sturry. If you like watersports there is sailing and jet skiing in Herne Bay while golfers can enjoy their sport at the nearby Whitstable and Seasalter or the Chestfield golf clubs. You will find some good primary schools including the Federation of Chislet and Hoath Primary school while the Herne Primary is rated by Ofsted as Outstanding. There is also the Herne Bay High school and excellent grammar and first class private schools within 10 miles in Canterbury as well as in Broadstairs, Ramsgate and Sandwich.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







**Travel Information**

By Road	
Herne Bay railway station	4.9 miles
Canterbury	7.4 miles
Dover docks	22.9 miles
Eurotunnel	25.4 miles
Charing Cross	68.4 miles
Gatwick airport	73.0 miles

By Train from Herne Bay	
High-Speed St. Pancras	1hr 20 mins
Dover Priory	54 mins
Charing Cross	1hr 50 mins
Victoria	1hr 32 mins
Canterbury	35 mins
Canterbury West to St Pancras	54 mins

**Healthcare**

Herne and Broomfield Surgery	01227 749662
Whitstable and Tankerton Hospital	01227 594400
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100

**Leisure Clubs & Facilities**

Marshside Fishery	07702 651202
Marshside Riding Club	07749 322302
Hampton Pier Yacht Club	01227 364749
Herne Bay Sailing Club	01227 375650
Herne Bay Cricket Club	07527 608525
Whitstable Seasalter Golf Club	01227 272020
Chestfield Golf Club	01227 794411

**Education**

Primary Schools:	
Chislet and Hoath Primary	01227 860295
Herne Junior	01227 374069
Reculver C. of E. Primary	01227 375907
Herne Bay Junior	01227 374608
Junior King's Canterbury	01227 714000

Secondary Schools:

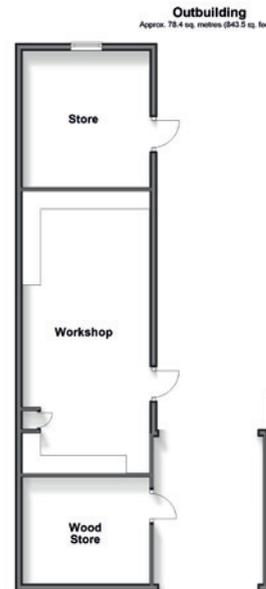
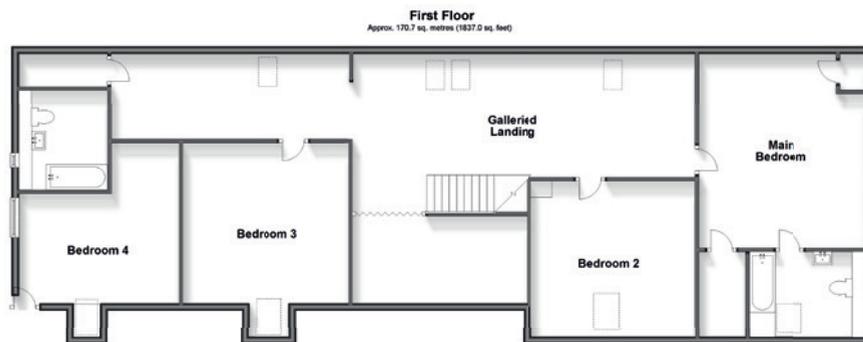
Herne Bay High School	01227 361221
King's School	01227 595501
St. Edmund's	01227 475600
Kent College	01227 813906
Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567

**Entertainment**

Marlowe Theatre	01227 787787
The Kings Hall	01227 374188
Kavanagh Cinema	01227 360569
The Gate Inn	01227 860498
The Prince of Wales	01227 860338
Miller and Carter	01227 741344
The Sportsman	01227 273370

**Local Attractions/Landmarks**

Blean Woods Nature Reserve	01227 464898
Whitstable Museum and Gallery	01227 276998
Wildwood Wildlife Park	01227 712111
Whitstable Harbour	01227 262433
Whitstable Castle	01227 281726
Herne Bay pier	
Reculver Country Park and Towers	
Canterbury Cathedral	



**GROUND FLOOR**

Entrance Hall	21'2 x 16'6 (6.46m x 5.03m)
Sitting Room	29'10 x 29'7 (9.10m x 9.02m)
Study	16'2 x 12'8 (4.93m x 3.86m)
Kitchen	15'3 x 13'10 (4.65m x 4.22m)
Breakfast Area	15'0 x 14'9 (4.58m x 4.50m)
Dining Room	14'10 x 14'6 (4.52m x 4.42m)
Utility Room	10'4 x 7'10 (3.15m x 2.39m)
Shower Room	

**FIRST FLOOR**

Galleried Landing	
Main Bedroom	17'5 x 14'9 (5.31m x 4.50m)
En Suite Bathroom	
Bedroom 2	14'10 x 13'11 (4.52m x 4.24m)
Bedroom 3	15'0 x 14'8 (4.58m x 4.47m)
Bedroom 4	15'1 x 14'8 (4.60m x 4.47m)
Bathroom	

**OUTSIDE**

Front Garden  
Driveway  
Rear Garden

**OUTBUILDING**

Garage	13'7 x 11'10 (4.14m x 3.61m)
Workshop	23'1 x 11'6 (7.04m x 3.51m)
Store	12'10 x 11'9 (3.91m x 3.58m)
Wood Store	11'6 x 10'0 (3.51m x 3.05m)

£ 1,150,000

Council Tax Band: F

Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2022 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 26.10.2023





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