



Freehold



Tanyard Barn, Tanyard Lane, Lenham, Maidstone, ME17 2FB

- Distinctive Five Bedroomed Barn Conversion
- Fine Architecture & Thoughtful Interior Design
- Vaulted Ceilings & Exposed Beams
- Open Plan Split Level Living Areas
- Desirable Guest Annexe With Luxury Ensuite
- South Facing Rear Garden & Sun Terrace
- Landscaped Rear Garden With Gazebo
- Double Car Port & Large Under Croft



SITUATION:

Lenham Village Square is the heart of the village, offering a charming mix of independent shops, cafés, a bakery, a butcher, a pharmacy, and traditional pubs. The village also has a popular primary school and a train station, with connections to London whilst the village also benefits from easy access to the M20 and M2 motorways.

Ashford, the closest major town, provides excellent amenities and superb transport links. Ashford International Station, approximately 15 minutes' drive, offers high-speed services to London St Pancras in just over half an hour, making it ideal for commuters. Ashford is home to the popular MacArthurGlen Designer Outlet, alongside well-known retailers such as B&Q, and a wide choice of major supermarkets including Waitrose, Sainsbury's and Tesco, all within a 20-minute drive.

Maidstone, the county town of Kent, provides comprehensive shopping facilities including major department stores, alongside excellent leisure amenities. Both Maidstone and Ashford offer a strong selection of highly regarded secondary and independent schools, making the area particularly appealing for families.

The historic market town of Faversham, around 12 miles away, offers a vibrant mix of high-street and independent shops set around its attractive market square. Leisure amenities include indoor and outdoor swimming pools, a cinema, parks, a museum, and a wide selection of restaurants and pubs, with frequent train services to London Victoria, Cannon Street and Charing Cross. The nearby village of Leeds is home to the magnificent Leeds Castle, set within 500 acres of parkland and renowned for its beauty and history.



DESCRIPTION:

A distinctive five-bedroom barn conversion with guest annexe, forming part of a small and exclusive development within the grounds of Tanyard Farm. Ideally positioned moments from Lenham village square, the property enjoys impressive views and an idyllic riverside setting.

Tanyard Barn offers over 2,500 sq. ft. of beautifully presented and creatively configured accommodation, showcasing a subtly eccentric charm and eclectic design influences throughout. The barn was converted to an exceptional standard, with thoughtful architectural design that seamlessly blends original character with modern convenience and fine craftsmanship.

The current owner has a keen eye for detail and has significantly enhanced the aesthetics of the property through carefully curated interiors, bespoke joinery, and a series of considered improvements. The result is a home rich in personality, where eclectic

styling and an eye for aesthetics combine to create a truly unique and inviting living environment, further complemented by the beautifully landscaped south-facing garden.

The façade reflects the classic style of a modern Kentish barn, featuring black weatherboarding, heritage-style brickwork and a clay tiled roof. The main entrance leads into a striking glazed reception hall, which links the principal house with the east wing.

This space is currently arranged as a luxurious bedroom suite but could easily serve as a guest annexe for a relative seeking independence or provide additional income as a holiday let.

The main living area is arranged over split levels, with vaulted ceilings adorned with exposed beams, complemented by herringbone tiled flooring and full-height windows that flood the space with natural light.

An oak-framed glass balustrade borders the steps down into the kitchen and dining area, where bespoke cabinetry is paired with French doors opening directly onto the garden. The kitchen is fitted with a range of wall and base units incorporating Smeg appliances, finished with quartz worktops and oak shelving.

This space is further complemented by a cloakroom and a well-appointed utility room with ample space for laundry appliances, which could be included.

To the first floor there are two double bedrooms and two elegantly appointed bathrooms, one of which in ensuite to the main bedroom, both bathrooms are fitted with Roca and Grohe sanitary ware and fixtures. The second floor provides two further bedrooms, each enjoying lovely views across the surrounding countryside.



GUEST ANNEXE / EAST WING

Connected by the striking glazed reception hall, this area can also be accessed independently and offers excellent flexibility as a guest annexe or holiday let. The principal suite features vaulted ceilings with exposed beams, a bespoke dressing area and a luxurious en-suite bathroom with separate WC.

OUTSIDE:

Tanyard Barn occupies a particularly attractive plot with gardens to both the front and rear, along with a double carport. The south-facing rear garden has been thoughtfully landscaped by the current owners, with a generous patio leading onto a neatly manicured lawn.

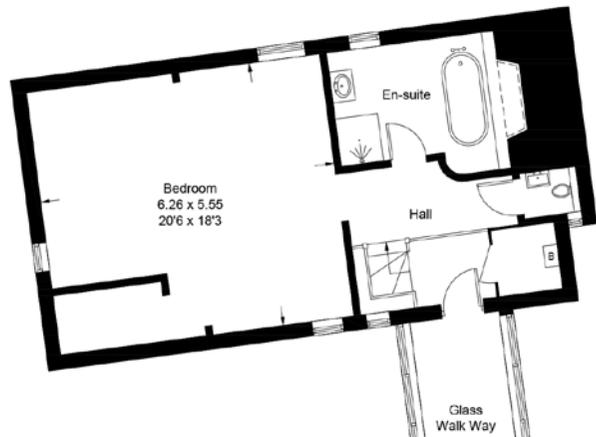
A gazebo provides a wonderful space for outdoor entertaining and sits beside a gentle stream flowing from the nearby River Stour. Sleeper-edged terraces create attractive tiered seating areas, perfectly positioned for enjoying evening sunshine and the calming sound of running water.

Beneath the property is a large, well-ventilated undercroft offering excellent storage, with potential for alternative uses such as a home gym.

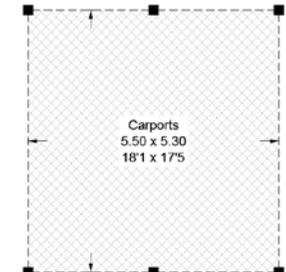




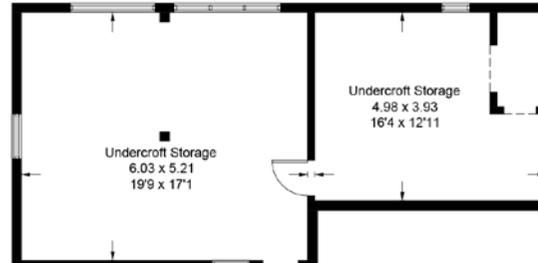




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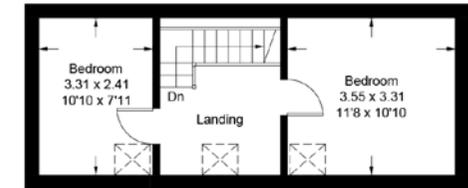


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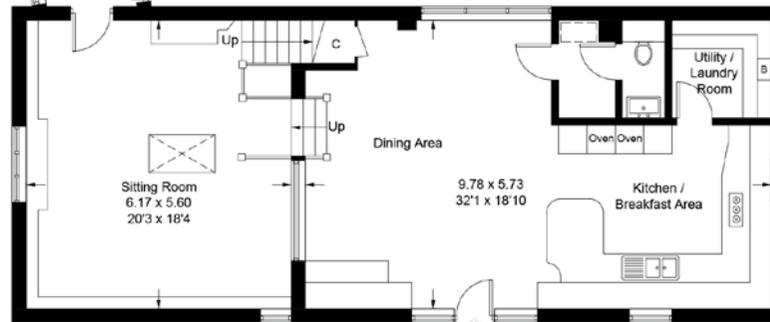


(Not Shown In Actual Location / Orientation)
Outbuildings

= Reduced headroom below 1.5m / 5'0"



Second Floor - 29.0 sq m / 312 sq ft



Ground Floor - 166.9 sq m / 1796 sq ft



First Floor - 60.5 sq m / 651 sq ft



TOTAL FLOOR AREA: 3312 sq. ft (308sq. m)



EPC RATING
C



COUNCIL TAX BAND
G



GENERAL INFORMATION
Private drainage & Gas fuelled heating

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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