



River Hall Barn, Biddenden, Kent TN27 8JE

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Guide Price : £1,250,000

Set in a rural location, River Hall Barn is a beautifully converted 4 bedroom detached Kentish barn with circa 5 acres of gardens, pasture and outbuildings .

Located in an idyllic position surrounded by Wealden countryside, River Hall Barn is an unlisted detached four-bedroom Kentish barn set within approximately 5 acres of gardens and pastureland (to be confirmed), complemented by a well-constructed farm building, ample parking and double garage with store above. Converted to an exacting standard 26 years ago, the property blends authentic period charm with comfortable, characterful interiors. The exterior retains all the appeal of a traditional barn, sitting effortlessly within its rural surroundings, while inside offers warmth, space and an inviting atmosphere.

The acreage and outbuilding lend themselves to a variety of uses, whether animal or equestrian interests, smallholding potential or simply enjoying space and privacy.

Approached via a pretty private lane shared with just a small cluster of homes, the setting is exceptionally tranquil. The peace here is quite remarkable, where birdsong fills the air and, on occasion, the distant "ee-aw" of a neighbouring donkey is the only interruption. It is a setting that perfectly suits those seeking a slower, more relaxed pace of life.

But despite its peaceful seclusion, the property is well placed for access to excellent local amenities. The popular villages of Biddenden and Headcorn are both within easy reach, offering everyday facilities, with Headcorn also providing a mainline station to London.

The historic town of Tenterden is a short drive away and offers a wider selection of shopping, leisure and healthcare facilities.

Offered with no onward chain, River Hall Barn presents a rare opportunity to secure a charming country home with land, long-term potential and convenient connectivity – ready for its next chapter.

WarnerGray. 13 East Cross, Tenterden, Kent TN30 6AD
01580766044 email : info@warnergray.co.uk

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SITUATION River Hall Barn enjoys a wonderfully tucked-away setting just 1.6 miles from the Wealden village of Biddenden, a thriving and picturesque community with a strong village spirit. Here you'll find a post office and village store for daily essentials, traditional tearooms, a welcoming public house, a well-regarded primary school, various sporting clubs and an ancient parish church, alongside the renowned Michelin-starred restaurant that has firmly placed the village on the culinary map. The vibrant town of Tenterden is less than a ten-minute drive and offers a wider selection of boutique shops, supermarkets, cafés and leisure facilities, combining historic charm with modern convenience. For those who enjoy an active or sociable lifestyle, Chart Hills Golf Club is nearby, as are the Biddenden Vineyards. Headcorn station (approximately 4.2 miles) provides regular mainline services to London in just over an hour, with connections at Ashford International offering high-speed services to St Pancras in around 37 minutes, ideal for those balancing country living with city commitments. The area is also well served by an choice of schools, in both the state and independent sectors, further enhancing its appeal for families.

The accommodation at River Hall Barn is both welcoming and thoughtfully arranged, combining character features with practical and flexible family living. An impressive entrance hall immediately sets the tone, with its vaulted ceiling and galleried landing above creating a wonderful sense of volume and light. Exposed timbers and generous proportions provide a striking first impression and a true "wow" factor upon arrival. The space is notably expansive and, if desired, is large enough to serve as a dining hall in its own right.

The sitting room is a particularly spacious and inviting reception area, centred around a wood-burning stove that forms a natural focal point and provides warmth and ambience during the cooler months. With ample space for multiple seating arrangements, it is equally suited to cosy evenings by the fire or larger gatherings with family and friends.

The kitchen/breakfast room offers both functionality and charm, enjoying delightful views over the surrounding pastureland where sheep can often be seen grazing, a quintessentially rural outlook that reinforces the sense of peace and connection to the landscape. The kitchen flows conveniently into the adjoining dining room and subject to any necessary consents, there is clear potential to open the two rooms to create a substantial open-plan kitchen/dining/family space, perfectly aligned with modern, sociable living.

A versatile ground floor bedroom provides excellent flexibility and could equally serve as a home office, study or snug, making it ideal for those working from home or seeking adaptable accommodation. Completing the ground floor is a well-appointed shower room and a separate utility/laundry room, ensuring day-to-day practicality is well catered for.

Upstairs, the galleried landing divides the first floor into two distinct wings, enhancing both privacy and architectural interest. The principal bedroom is generous and peaceful, benefitting from built-in wardrobes, extensive eaves storage and an en-suite shower room. Bedrooms two and three are both wonderfully characterful, with vaulted ceilings that enhance the feeling of light and space.



These rooms are served by a well-proportioned family bathroom. Altogether, the layout offers a pleasing balance of architectural character, flexibility and comfort, perfectly suited to family life, entertaining and relaxed country living.

Gardens & Grounds

It is not only the barn itself that makes River Hall Barn so special – the outside space is equally impressive and perfectly complements the rural setting. The property is approached via a shared private driveway, leading to a gated entrance opening onto River Hall Barn's own drive. Here there is ample parking in front of the attached brick-built double garage, with a useful storeroom above, offering excellent storage or potential for ancillary use (subject to any necessary consents). The gardens are principally laid to lawn and framed by mature trees and established hedgerows, creating a natural sense of privacy and enclosure. To the front of the house, positioned to enjoy the morning light, is a charming east-facing timber summer house, an idyllic spot for breakfast or morning coffee while overlooking the grounds. It also provides useful additional storage if required.

To the rear, the south-facing aspect ensures sunshine throughout much of the day. A paved terrace and covered patio area provide the perfect setting for outdoor dining and entertaining, with welcome shade during the height of summer. The various seating areas invite long, unhurried days spent outdoors, enjoying the peace and the surrounding countryside. Beyond the formal gardens lies the pasture land, thoughtfully divided into two sections: a smaller paddock surrounding the farm building close to the barn, and a larger adjoining field. The land benefits from road frontage to the lane, with two separate access gates positioned in the south-west and north-west corners, providing excellent accessibility.

The farm building itself is of solid block construction and divided internally into two sections, offering versatile space for storage, livestock or other rural pursuits. A hard-surfaced roadway runs from the roadside gate directly to the building, ensuring practical year-round access. Altogether, the gardens, land and outbuildings provide flexibility, privacy and genuine lifestyle appeal, whether for equestrian interests, smallholding ambitions or simply the enjoyment of open space.

Development Overage An overage charge will be triggered if the title on the barn is split from the main dwelling of 30% for a period of 25 years from completion.

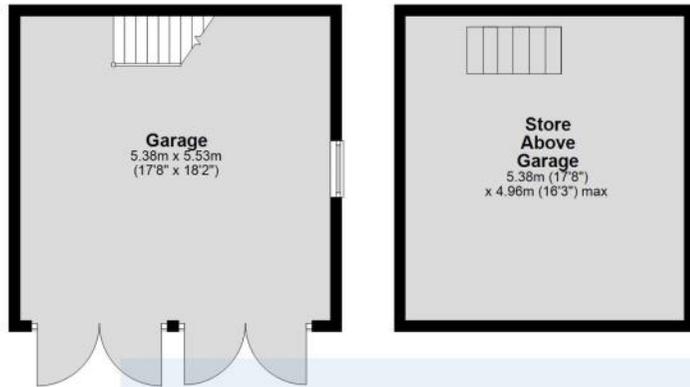
Agents Note There is a single footpath (No 0023/AT14/1) that crosses the land from the lane in the south west corner and crosses in a north easterly direction. For further information use the KCC link below and the postcode TN27 8JE.

Services: Mains: water and electricity. There is a 'Klargester' private treatment plant drainage system. Hot water and central heating are supplied by an oil fired boiler. NB: The Farm Building has water connected and electricity is available nearby. EPC Rating: D. Local Authority: Ashford Borough Council. Council Tax Band: F.

Location Finder what3words: ///escalated.rested.spurtd



Double Garage
Approx. 56.5 sq. metres (607.6 sq. feet)



Outbuildings
Approx. 72.9 sq. metres (784.9 sq. feet)



Ground Floor
Approx. 130.6 sq. metres (1405.8 sq. feet)



First Floor
Approx. 99.3 sq. metres (1068.8 sq. feet)



Total area: approx. 359.3 sq. metres (3867.1 sq. feet)

The floorplan is not drawn to scale and any doors, windows and other internal features are merely intended as a guide. All measurements are approximate. These particulars are produced in good faith but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to this property. Photographs are reproduced for general information purposes only and do not imply that any item is included in the sale with the property, it should be noted that we have not tested the services, appliances, fixtures or fittings which may be referred to, all prospective buyers are advised to satisfy themselves that such are in working order. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.





