



**Ingleden Barn,**

**Ingleden Park, Swain Road, St Michaels, Tenterden, Kent TN30 6SL**

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**Offers in excess of £1,300,000**

**Exceptional Grade II Listed barn set in 2.8 acres of stunning park like grounds, with breathtaking views, extensive parking, garaging, outbuildings, pool, tennis court and easy access to Tenterden.**

Set amidst glorious park like grounds of approximately 2.8 acres, Ingleden Barn is an exceptional Grade II Listed five bedroom barn conversion offering a rare lifestyle opportunity in an utterly enchanting setting. A much loved family home for almost 30 years, this is a property that has been deeply cherished and beautifully lived in; a home that now awaits new custodians who will appreciate not only its remarkable character and history, but also the extraordinary atmosphere and sense of peace it provides.

Originally forming part of the historic Ingleden Park Estate, the barn occupies a wonderfully secluded position at the end of a long private driveway within a small hamlet of neighbouring homes. While never isolated, the setting feels remarkably private, surrounded by far-reaching views across open grazing land and rolling countryside. It is a place of complete tranquillity, a true retreat from the outside world, yet still within easy reach of the historic town of Tenterden, accessible by car or even on foot through beautiful woodland and countryside walks.

The extensive accommodation is both generous and adaptable, combining timeless elegance with a genuine warmth that immediately makes the house feel like home.

The flexible layout offers exciting potential for a variety of lifestyles and living arrangements, whether for family life, multi-generational living, entertaining or working from home.

Outside, the grounds are simply breathtaking. Ancient specimen trees, sweeping lawns and beautifully established planting create an atmosphere more akin to a private parkland estate than a conventional garden. Every aspect of the setting invites enjoyment, whether strolling through the grounds, gathering with family and friends, playing outdoors, or simply sitting quietly and absorbing the beauty and views.

Further enhancing the lifestyle appeal are a hard tennis court and indoor swimming pool complex, both now requiring attention but offering enormous potential for restoration and future enjoyment. There is also extensive garaging, a variety of useful outbuildings and an expansive driveway capable of accommodating numerous vehicles with ease. Indeed, the grounds have previously played host to family weddings, and it is hard to imagine a more magical backdrop for such occasions.

Ingleden Barn is far more than simply a house; it is a home filled with soul, history and unforgettable surroundings – a truly special place to live, gather and create lasting memories.

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**WarnerGray**



From the moment you arrive at Ingleden Barn, it is immediately apparent that this is somewhere truly extraordinary. Approached via a long private driveway and framed by breathtaking countryside, the house sits beautifully within its grounds, while the far-reaching views from the front entrance create an unforgettable first impression. There is a rare sense of peace and permanence here, the kind of setting that instantly encourages you to slow down, breathe deeply and leave the outside world behind. Stepping inside, the barn reveals its immense charm and character from the very first moment.

The open-plan entrance hall is both welcoming and impressive, with its turned staircase rising to the first floor and a wonderful feeling of warmth and understated elegance. Exposed timbers, rich textures and beautifully proportioned spaces combine to create a home that feels both grand and deeply comfortable.

At the centre of the house lies a spacious reception room, currently arranged as an everyday sitting room with substantial brick fireplace and wood-burning stove forming an impressive focal point. This remarkable room offers exceptional versatility and could easily serve a variety of purposes depending on lifestyle requirements, whether as a formal dining hall, entertaining space, family room, or a combination of uses given its generous proportions.

There are three further reception rooms, each with their own distinctive atmosphere and appeal. The drawing room is a particularly elegant and inviting space, perfectly suited to large family gatherings, celebrations and relaxed evenings alike.



Another magnificent fireplace with wood-burning stove creates warmth and ambience, while a charming library area and dedicated drinks station add to the room's sophisticated yet relaxed character; a space made for entertaining, conversation and long evenings with family and friends.

To the rear of the drawing room is a delightful additional room enjoying lovely aspects over the private courtyard garden and tennis court beyond. Currently used as a study cum snug, this highly adaptable room would make an exceptional work from home office, but could equally serve as a playroom, games room, teenage retreat, studio or even occasional ground floor bedroom accommodation.

The formal dining room is another beautifully proportioned reception space capable of hosting memorable family occasions and celebrations with ease. Equally, its size and position would allow it to function perfectly as an additional sitting room or even kitchen/breakfast room should a purchaser wish to configure the accommodation differently.

The kitchen/breakfast room has a wonderfully traditional country house feel and is undoubtedly somewhere day-to-day life naturally gravitates. Centred around an Aga and enjoying attractive views over the courtyard garden, it is easy to imagine mornings beginning slowly here over coffee, muddy dogs asleep by the warmth of the range, and family and friends gathering around the table long into the evening. The kitchen combines practicality with warmth and authenticity in a way that perfectly complements the character of the barn.





Supporting the kitchen is an excellent range of practical spaces including a utility/boot room, boiler/drying room, and a downstairs cloakroom, all essential features for a country property of this scale and perfectly suited to modern family life.

On the first floor, the architectural beauty of the barn becomes even more apparent. The vaulted ceilings and exposed beams create an extraordinary sense of volume and character, while every room enjoys its own individual charm.

The landing itself is a destination rather than simply a connecting space, with a soft seating area positioned before a long picture window framing spectacular views across the gardens and surrounding countryside.

The principal bedroom suite continues the calm atmosphere found throughout the house. This generous room offers extensive built-in storage together with ample space for both a dressing area and comfortable seating area, creating an almost boutique hotel-like feel. The accompanying en-suite bathroom includes both a bath and separate shower.

At the opposite end of the landing, bedroom two is another excellent double room with its own en-suite shower room. The remaining three bedrooms are all full of charm and served by a separate family bathroom.

The grounds are breathtaking and represent one of the property's defining features. Predominantly south-facing and extending to circa 2.8 acres, the gardens possess an almost parkland quality, with sweeping expanses of lawn punctuated by magnificent

ancient trees, including an extraordinary oak that forms a stunning centrepiece within the landscape. It is a garden that invites exploration and adventure; somewhere children could happily disappear for hours, simply enjoying the freedom of outdoor life.

A large natural pond further enhances the sense of tranquillity and connection with nature, as do areas of rewilded planting. Importantly, the gardens offer tremendous flexibility depending on how future owners wish to enjoy them. There are formal planted borders to the front of the house providing colour and structure, while much of the remaining grounds are laid to lawn and can either be maintained traditionally or allowed to grow more naturally for a softer, meadow-like aesthetic.

To the rear of the barn is a charming, enclosed courtyard garden offering complete privacy and shelter. A substantial terrace positioned between the house and the pool complex is an ideal setting for summer entertaining, long lunches and evening drinks.

The indoor swimming pool complex, currently enclosed within a timber structure with changing facilities and shower/WC, now requires comprehensive refurbishment but offers enormous potential for restoration and reinvention.

Alternatively, a future owner may choose to remove the structure altogether and create a spectacular outdoor pool area more in keeping with modern lifestyle trends. Similarly, the hard tennis court requires attention but presents exciting possibilities either for reinstatement or incorporation back into the wider gardens and grounds



Further outbuildings include two garages, a tractor shed and a substantial tool shed/store, all adding to the practicality and versatility of the property. Parking provision is exceptional, with extensive space to the front of the house together with additional parking around the garaging to the rear, comfortably capable of accommodating large family gatherings and events with ease.

Altogether, Ingleden Barn offers a truly rare combination of character, scale, privacy, flexibility and lifestyle appeal. This is far more than simply a beautiful house; it is an extraordinary family home and country retreat where memories are made, generations gather and everyday life feels quietly magical.

Services Mains water and electricity. Oil fired central heating and Aga. Private drainage (Klargester). EPC Rating: D. Local Authority: Ashford Borough Council. Council Tax Band: H. Location Finder : what3words: ///tickling.sparks.according

### SITUATION

The property occupies a wonderfully secluded position at the end of a long private driveway, approximately 2.3 miles from the historic town of Tenterden. Often referred to as the "Jewel of the Weald", Tenterden is renowned for its picturesque tree-lined High Street, offering an excellent blend of independent boutiques, cafés, restaurants and national retailers, all contributing to its distinctive and highly desirable village-style atmosphere.

The surrounding countryside is exceptional, with a wealth of beautiful walks directly from the doorstep, including nearby Knock Wood, particularly famous for its spectacular carpet of bluebells in spring. For golf enthusiasts, Tenterden Golf Club is close by, while London Beach Golf Club and Spa, and the renowned Chart Hills Golf Club are both within easy reach.

The area is also celebrated for its vineyards, with Chapel Down, Biddenden and Woodchurch vineyards all nearby, offering excellent opportunities for wine tasting and dining. There is an excellent selection of schooling in the area across both the state and private sectors, including access to the highly regarded boys' and girls' grammar schools in Ashford.

For commuters, Ashford provides High Speed rail services to London St Pancras, while Headcorn railway station offers regular mainline services into London.

Viewing by appointment through WarnerGray

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Total area: approx. 610.2 sq. metres (6568.2 sq. feet)

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