

The Kentish Barn

Region: The South East **Sleeps:** 8

Overview

A quaint farmhouse oozing country chic simplicity, The Kentish Barn offers breath-taking views across the infinite countryside and even a hot-tub in which to enjoy the tranquil rural landscape!

Whether you're together to celebrate a special occasion or simply to unwind and rejuvenate, this luxurious barn conversion will provide you with the ideal social spaces as well as numerous enough relaxation stations for every need! An oak theme runs through the whole home, in a beautifully complementary style with brown leather chairs, wooden door and window frames and stunning granite worktops. The well-equipped kitchen is a total joy, with tons of surface space and all the latest mod cons. There is a breakfast table in the kitchen as well as an incredible formal dining area to the other end of the home. Alongside this is the jaw-dropping lounge, with sumptuous sofas, a large TV and a fireplace. And finally, if you fancy a lively game of table tennis or table football head to your games room, or, if you're feeling a little less energetic, you'll find an Xbox in the snug, just off from the master suite.

There are four incredibly spacious bedrooms, three with double-beds, a TV and a truly luxurious bathroom with facilities including huge walk-in rain-showers, and one twin room with Velux blinds and a vaulted ceiling. Each room beautifully enhances the original beam-work of the barn, with complementary colour palettes and simple décor.

And finally, step outside, onto your beautifully raised terrace, where you can indulge in a little alfresco dining, fire up the BBQ, pop your feet up and get stuck into a good book, or indeed raise a glass under the stars and enjoy one another's company late into the evenings. With such clear skies out here in the natural landscape of Romney Marsh you can enjoy an unforgettable evening of star-



gazing as you soak in your incredible hot tub on the terrace.

In this wonderful location near the Saxon Shore Way you can enjoy miles of ruins, dunes and medieval towns in a wonderfully rural environment. It is undoubtedly paradise for walkers and cyclists, with huge skies and rolling green hills punctuated by the occasional church spire or castle turret. Within walking distance, you will find the cosy Ferry Inn, a 14th century pub which offers roaring log fires and specialist Rye Bay scallops. The local village of Tenterden, just 15 minutes away, with its tree-lined High Street, has countless shops and cafes and even a steam train running services to the ruins of Bodiam Castle. When the weather's right, take a dip in the sea at Camber Sands where you can enjoy surfing and other water-sports.

Facilities

Wi-Fi/Internet • Great Value • Cots (Cribs) • Indoor Games • Quirky (Unique) • Table Tennis • Rural Location • Barn • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Hot Tub • Washing Machine • Tumble Dryer • Dishwasher • All Bedrooms En-Suite • Satellite TV • Table Football • High Chair(s) • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

Ground Floor

- Open plan living & dining area
- Fully-equipped kitchen with breakfast dining facilities
- Cloakroom

First Floor

- Bedroom with king-size bed and en-suite bathroom
- Snug/ bedroom with double day bed (*ideally suited to 2 children!*)
- Bedroom with king-size bed
- Shower room
- Bedroom with twin single beds
- Shower room

Exterior Grounds

- Huge terrace
- Alfresco dining
- Hot tub
- Barbecue

Additional Facilities

- Wi-Fi
- TV
- Table Tennis & table football
- Washing machine
- Travel cot & highchair can be provided on request basis
- Private parking



Location & Local Information

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Renowned for its rural beauty and stunning sunsets along the 350 miles of breath-taking coastline, Kent offers a whole world of lavender fields, orchards, vineyards and oast houses intersecting amid the rolling green hills, and of course, its immense White Cliffs of Dover!

Whatever you're into, be it art galleries, elegant stately homes, romantic getaways, fun-filled family attractions or historic buildings, you'll be sure to find it here! Kent is home to stunning castles, exciting culture and artistic energy.

For the active types, there's more than 4,200 miles of exhilarating foot and cycle trails. While on the water you can try your hand at Kite Surfing, Sailing, Jet Skiing, Surfing and much more! And if it's a day outdoors you're after, fear not: Kent offers some of the best beaches in Europe which have been attracting tourists for the past 250 years! Margate, Broadstairs and Ramsgate host just a few of these magnificently sandy bays, while Whitstable, Herne Bay and Broadstairs are lined with dazzling, traditional Beach Huts that always ignite a sense of joy!

Indeed, there's beautiful scenery around every corner – Kent didn't get its name as The Garden of England from nowhere! There are over 180 stunning gardens to choose from for a calm, relaxing and rejuvenating stroll, including



such well-known gardens as Sissinghurst! Kent also has more castles than any other county, including Leeds Castle, the 'loveliest castle in the world'! And if it's historical buildings you're after, don't miss Canterbury Cathedral, Britain's oldest Cathedral!

And yet – it's not all history! Across the county you'll find cutting edge galleries, thriving theatre, vibrant nightlife and illustrious festivals – and not to mention some of the country's best shopping! The famous Bluewater centre has over 300 stores, 60 restaurants, cinemas, leisure activities and much more!

Access to the area is simple: from almost any location, head to London! London Bridge, Charing Cross, London Waterloo East, Victoria and St Pancras International all connect to Kent. If flying to the area, the best airports are London Gatwick and London Heathrow, although there are many more airports within a short drive. If you prefer to travel by train, the high-speed Eurostar services from Paris, Brussels and Lille stop at Ashford International Station and Ebbsfleet International Station, both of which are in Kent. And of course, at the famous white cliffs of Dover, you can catch one of the many channel ferries from Calais.

Local Amenities

Nearest Airport	London Gatwick (81km)
Nearest Town/City	Rye (8.5km)
Nearest Village	Appledore (4.8km)
Nearest Supermarket	Tesco Superstore (12.4km)
Nearest Restaurant	The Ferry Inn (1.6km)
Nearest Beach	Winchelsea Beach (14.8km)
Nearest Golf	Rye Golf Club (13.5km)

What we love

- We adore the huge, open-plan design of this historical home, allowing light to flood through the two-storey windows and into every nook and cranny of the living room and exceptional kitchen!
- Enjoy the relaxing massaging effect of the water as you soak in the hot tub on the terrace and enjoy the tranquil rural location!
- The enormous, open-plan living style of this home is perfect for a large, social group, as conversation, laughter and good vibes flow freely from one space to the next!
- The original charm and character of the barn has been captured in each aspect of the luxurious renovation, allowing the shape, space and traditional design to shine through!

What you should know...

- The barn is ideally best suited to a maximum capacity of 6 adults and 2 children due to the nature of the fourth bedroom with a double day bed
- Take care around the hot tub with young children
- While there's plenty to see and do without one, we recommend car access throughout your stay as the local public transport will only get you so far

Terms & Conditions

- **Security deposit:** No security deposit is required for booking this property
- **Arrival time:** 4pm
- **Departure time:** 10am
- **Energy costs included?:** Yes, included in the rental price
- **Linen & towels included?:** Yes, included in the rental price
- **Pets welcome?:** No pets
- **Other Ts and Cs:** A travel cot & highchair can be provided on a request basis. Please bring your own cot linen.
- **Changeover day:** Friday
- **End of stay cleaning available?:** Yes, included in the rental price
- **Smoking Allowed?:** No smoking
- **Minimum stay:** Please note that there is a 3-night minimum stay
- **Internet access?:** Yes, Wi-Fi is included in the rental price