

Cop Street Road, Ash, Canterbury, CT3 2DL

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# Cop Street Road

Ash, Canterbury, CT3 2DL

## Guide Price £900,000

Freehold

The Old Barn is a rare opportunity to acquire a beautifully presented detached barn conversion, set amidst open farmland and enjoying a high degree of privacy. Tucked away along the tranquil Cop Street Road, this home blends traditional character with generous modern living space. Offered chain free, the property is ideal for those seeking a lifestyle move to the Kent countryside and for versatile family living. The house offers expansive rooms, charming architectural features, and a spacious layout perfectly suited to family life and entertaining.

Stepping into the property you are greeted by an inviting entrance space leading you to the heart of the home - a large family kitchen well-equipped with an aga stove, ample dining space and garden access - ideal for hosting gatherings or relaxed family meals. The ground floor showcases a wealth of character, from exposed brickwork to ceiling beams and timber finishes. A spacious sitting room with a wood-burning stove offers a warm and welcoming ambiance which flows into a useful study boasting floor to ceiling windows. A further versatile reception room is accessed through oak doors which also lead through to the light-filled double height hallway at the center of the home. Through the extended rear section there is a ground-floor bedroom or home office with adjacent utility shower room and a further boot room, offering excellent flexibility for multi-generational living or working from home.

Upstairs, the galleried landing provides an impressive sense of space and light, with exposed beams and sloping ceilings adding rustic charm. There are four well-proportioned bedrooms, each thoughtfully laid out and characterful, including two bedrooms with mezzanine space. The principal bedroom is particularly generous with en-suite, dressing area and built in wardrobes. Bedrooms have access to a well-appointed family bathroom and enjoy far reaching, undisturbed views across apple orchards.

Externally, the property sits within a mature and well-tended walled garden. The stable door from the kitchen opens onto a tranquil patio space with adjoining lawned area, perfect for alfresco dining. A gravel path meanders through the well-established flower beds to a separate spacious side lawn lined with rose bushes. A separate parcel of adjacent grassland offers further outdoor space and a peaceful semi-rural outlook. The property also benefits from a spacious boot room, external store and a large double garage with great potential to convert this into a separate annexe subject to planning.





The accommodation is as follows:  
(NB: all measurements are an approximate guide only).

### Ground Floor

Entrance Hall	
Hallway	
Dining Room	5.14 x 7.87
Study	3.93 x 4.12
Reception Room	5.08 x 7.87
Kitchen	4.13 x 9.12
Shower Room/ Utility	
Bedroom 5/ Study	3.19 x 4.17
Boot Room	

### First Floor

Landing	
Bedroom 1	4.62 x 7.87
En-Suite Bathroom	
Bedroom 2	3.68 x 4.37
Bedroom 3	2.39 x 4.50
Bedroom 4	3.64 x 3.75
Family Bathroom	

### External

Garage	5.84 x 6.45
Store	2.99 x 4.92



**Services:** (Mains) Water & Electricity. (Private) Oil-Fired Heating & Cesspit Drainage.

**Council Tax:** Band G (Dover District Council)

**Energy Rating:** Current 63 | D. Potential 70 | C.

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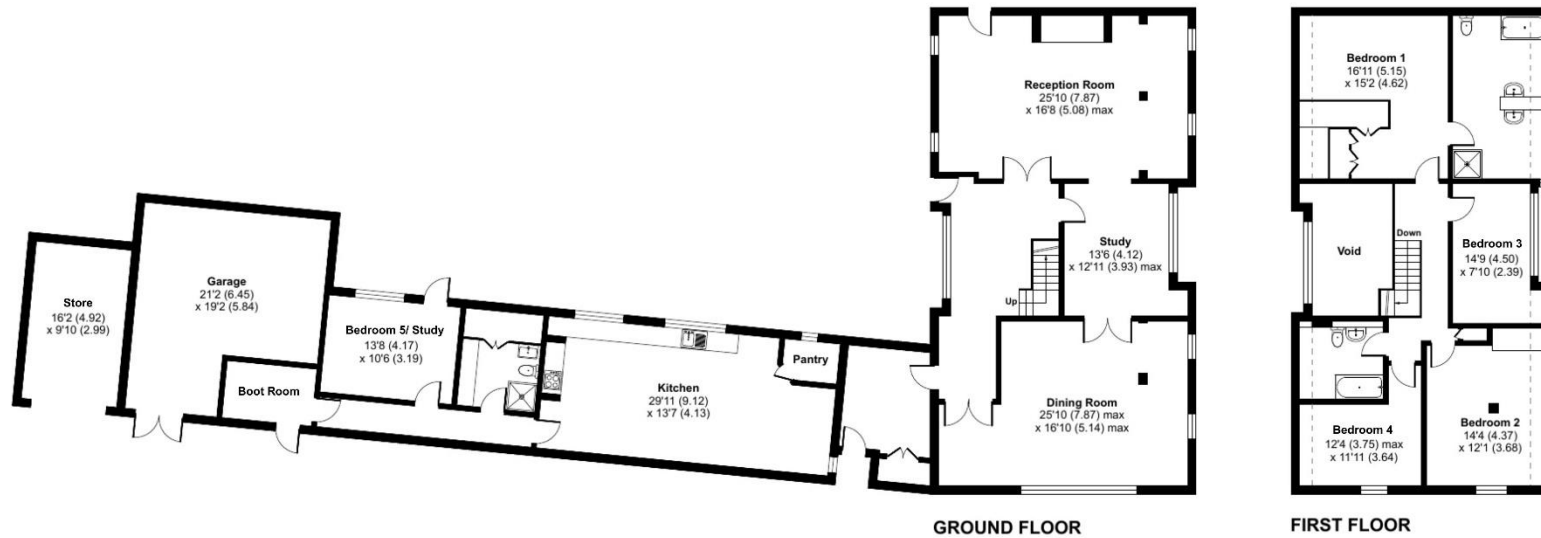






Approximate Area = 2262 sq ft / 210.1 sq m  
Limited Use Area(s) = 213 sq ft / 19.7 sq m  
Outbuilding = 1281 sq ft / 119 sq m  
Total = 3756 sq ft / 349 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Andrews Estate Agents. REF: 1303786

**Agent's Note:** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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