



GUILDCREST ESTATES



Willow Tree Barn Grinsell Hill, Minster, Ramsgate CT12 5DP

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CT12 5DP

**£1,050,000**

Willow Tree Barn is a detached converted barn that's bursting with character, with oak beams, exposed brick & wooden features throughout, offering bright, spacious and versatile family home in a quiet location.

As you approach the property, you are greeted by a private gated, gravel drive, offering plenty of parking and landscaped gardens.

Stepping inside you will find a modern fully fitted kitchen with butler sink, plenty of storage, oven, extractor and integrated appliances, which seamlessly flows into the large open plan dining area/day room, with French doors revealing the beautiful garden, perfect for enjoying a morning coffee or hosting summer barbecues.

There is a further separate lounge with a vaulted ceiling dual aspect bi-folding doors overlooking the grounds, along with a small office/playroom & two bedrooms with en-suite shower rooms, and separate modern family bathroom, offering flexibility and space.

Venturing upstairs, via the oak staircase, are two further bedrooms, each with en-suite facilities and a large storage cupboard. Outside, is a fully heated swimming pool, with sunbathing areas, a pool house with changing rooms and cloakroom. There are further outbuildings including a wooden cabin with a bar and hot tub, perfect for hosting gatherings or simply unwinding after a long day.





The gardens are surrounded by mature plants and trees, providing a serene retreat nestled in a quiet rural location, with stunning views of the beautiful Kent countryside and the convenience of being close to the picturesque village of Minster. The characterful barn has a new security system installed offering peace of mind. If you are seeking a home that seamlessly blends character, charm, and modern amenities, look no further. This barn at Grinsell Hill is not just a property, it's a lifestyle waiting to be embraced.

Council Tax Band C





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## Key Features

- CHARMING CONVERTED BARN
- 4 BEDROOMS WITH EN-SUITS
- AMPLE PARKING
- HEATED OUTDOOR SWIMMING POOL
- STUDY/OFFICE
- TWO LOUNGES
- COUNTRYSIDE LOCATION
- ENTERTAINMENT CABIN WITH HOT TUB
- LARGE GARDEN
- PRIVATE DRIVE WITH GATES

## Important Information

Freehold  
House - Detached  
1923.00 sq ft  
Council Tax Band C  
EPC Rating D

£1,050,000

### Willow Tree Barn, Grinsell Hill, Ramsgate, CT12



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Guildcrest Estates Ltd. REF: 1214002



| Energy Efficiency Rating                    |                         |                         |
|---------------------------------------------|-------------------------|-------------------------|
|                                             | Current                 | Potential               |
| Very energy efficient - lower running costs |                         |                         |
| (92 plus) A                                 |                         |                         |
| (81-91) B                                   |                         |                         |
| (69-80) C                                   |                         |                         |
| (55-68) D                                   |                         |                         |
| (39-54) E                                   |                         |                         |
| (21-38) F                                   |                         |                         |
| (1-20) G                                    |                         |                         |
| Not energy efficient - higher running costs |                         |                         |
| England & Wales                             | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |                         |
|-----------------------------------------------------------------|-------------------------|-------------------------|
|                                                                 | Current                 | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |                         |
| (92 plus) A                                                     |                         |                         |
| (81-91) B                                                       |                         |                         |
| (69-80) C                                                       |                         |                         |
| (55-68) D                                                       |                         |                         |
| (39-54) E                                                       |                         |                         |
| (21-38) F                                                       |                         |                         |
| (1-20) G                                                        |                         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                         |
| England & Wales                                                 | EU Directive 2002/91/EC | EU Directive 2002/91/EC |



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