

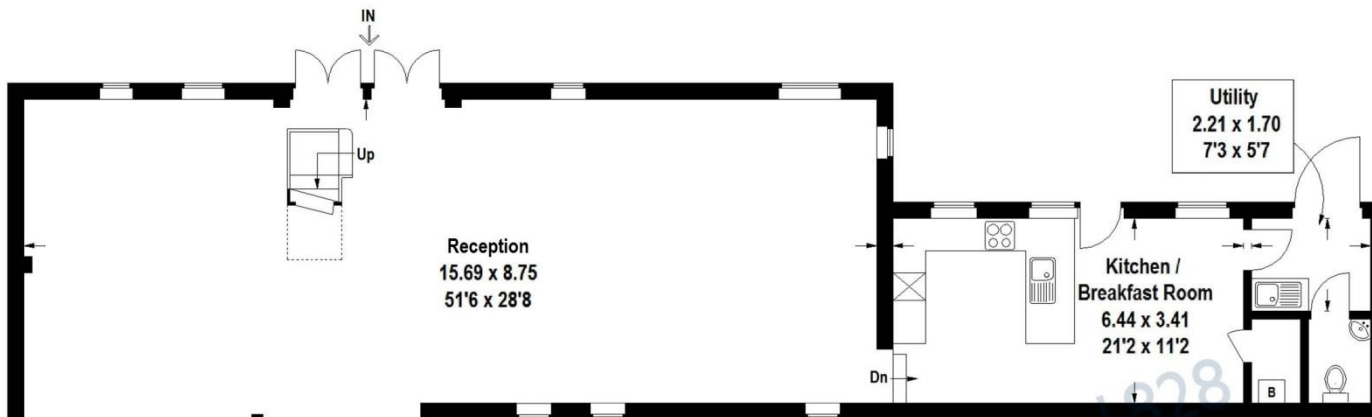


Park Farm Barn West, Smallbridge Road, Horsmonden, Kent TN12 8EP

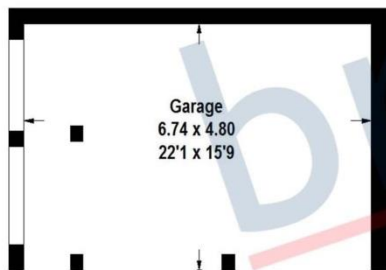
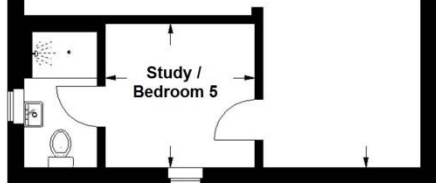
Offers in Excess of £895,000 Freehold

When experience counts...

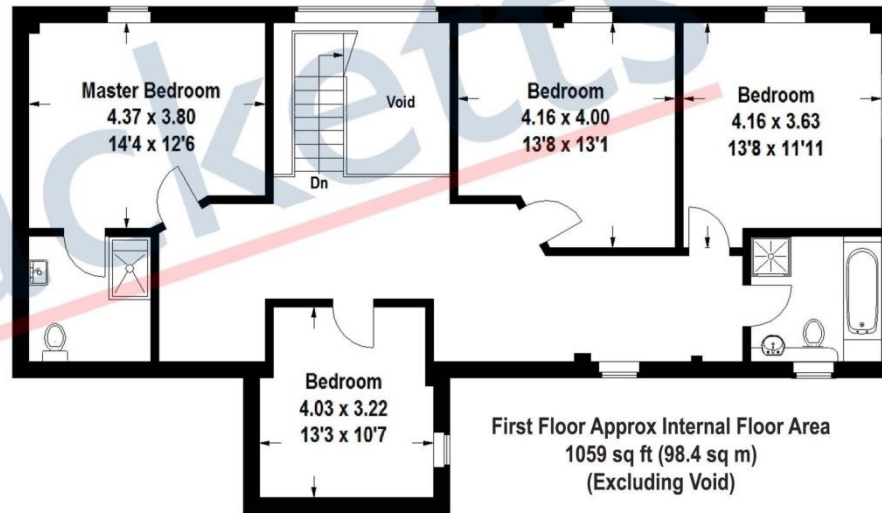
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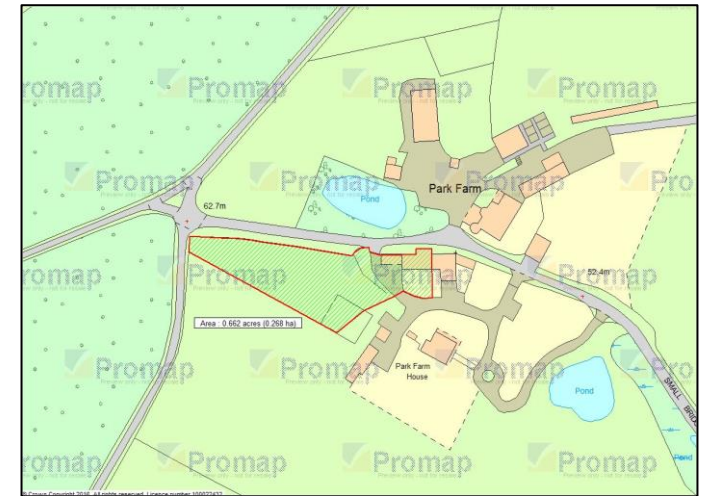
Ground Floor Approx Internal Floor Area
1537 sq ft (142.8 sq m)



Garage Approx Internal Floor Area
349 sq ft (32.4 sq m)



First Floor Approx Internal Floor Area
1059 sq ft (98.4 sq m)
(Excluding Void)



Offers in Excess of £895,000 Freehold

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VIEWING

By appointment with Bracketts.

LOCATION

Enjoying an unrivalled rural location, within Cranbrook school catchment area, surrounded by fields and Kentish countryside, where the embryonic village of Horsmonden began with the 14th Century Church of St Margaret's closeby. The village centre is approximately 2 miles to the north and Goudhurst is 1.5 miles to the south, both affording day to day shopping amenities and highly regarded primary schools. The A21 which connects to the coast, London and the M25 orbital motorway is about 2.5 miles away. Royal Tunbridge Wells is 10 miles and Paddock Wood station is 6.5 miles, where fast commuter trains to London abound.

TO BE SOLD

The larger of a pair of attractive attached Grade II Listed Barns with weatherboarded exteriors with pitched clay tiled roofs. The property has been most sympathetically converted with a private driveway and identity having exposed timbers and beams throughout; vaulted first floor ceilings; galleried landing and an appealing blend of contemporary fittings to kitchens and bathrooms; engineered oak flooring throughout the ground floor; oil fired central heating; underfloor heating in part; 'cast' radiators to the balance; double glazed windows and doors and an open cart barn. The grounds in total extend to two-thirds of an acre.

ACCOMMODATION

Glazed double doors to:

Open Plan Reception Space

An enormous 50' area with a wealth of beams that affords a flexibility of use. Windows to the front, side and rear. Oak staircase to galleried landing. Zoned underfloor heating. Low voltage spotlights to the ceiling. Via two steps, access to:

Kitchen / Breakfast Room

The **Kitchen Area** has integrated Siemens applicants, a U-shaped sweep of granite working surface inset with a one-and-a-half bowl stainless steel sink with matching swan neck taps above and a four ring induction hob. Shaker-style base units concealing an integrated dishwasher, assorted cupboards and

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pan drawers. Double oven set into a housing unit adjacent to which is an integrated fridge and freezer. Granite upstands. Twin wall cupboards. Window to the front. Two 'cast' radiators. Oak flooring. The **Breakfast Area** has a glazed door to the front elevation with windows to either side. Walk-in cupboard housing the Grant oil fired boiler. Within this space, there is also shelving and the electric consumer unit.

Utility Room

Working surface with an inset sink, cupboard and plumbing provision for washing machine. Continuation of the oak flooring into:

Cloakroom/WC

Corner wash basin and WC. Radiator. Lighting. Extractor fan.

Study / Bedroom 5

Window to the rear. Vaulted ceiling with exposed beams.

En Suite Shower Room

Tiled shower cubicle accessed via a glazed door, vanity-style wash basin with a cupboard beneath and WC. Window to the side. Towel rail/radiator. Extractor fan. Ceiling spotlights.

Galleried Landing

Generous landing with vaulted ceilings. Full height picture window to the front and a further window to the rear. Radiator. Thermostat control.

Principal Bedroom

Window to the front. 'Cast' radiator.

En Suite Shower Room

Wide shower cubicle, generously tiled, accessed via a glazed screen with both deluge, shower and hand wand, vanity-style wash basin with splashback and cupboard beneath and WC. Towel rail. Low voltage spotlights to the ceiling. Extractor fan.

Bedroom 2

Window to the front. 'Cast' radiator.

Bedroom 3

A twin aspect room with windows to both front and side. 'Cast' radiator.

Bedroom 4

Window to the side. 'Cast' radiator. **Agent's Note:** The headroom is restricted in part by a structural beam.

Family Bathroom

A white suite with chrome fittings comprising a tiled shower cubicle, panelled bath with ornate mixer taps and a hair rinsers with a tiled splashback and an adjacent shelf. Further oak display shelves to complement the beams. Oak vanity shelf with an inset wash basin and cupboards beneath. WC with a concealed cistern. Towel rail. Shaver socket. Extractor fan. Low voltage spotlights. Obscured glass window to the rear.

OUTSIDE

There is a sweeping shingled driveway providing off road parking for numerous vehicles in front of the property. Outside lighting, tap and power point adjacent to the kitchen. Here, there is a curved area of lawn and a generous Indian stone patio with steps rising to the front door either side of which are outside lights and a security sensor. The property is conveyed with an open **Cart Barn** which has a pitched tiled roof, natural timbers and has external lights on a sensor, external power points and a provision for bins, bikes or logs. The total plot extends in all to approximately two-thirds of an acre and comprises a fairly level paddock area with assorted mature trees.

ROUTE TO VIEW

From Royal Tunbridge Wells proceed in an easterly direction, then south on the A21 towards Hastings. At the roundabout at Lamberhurst, take the first exit and then bear right onto A262 (signposted Goudhurst). Take the left turn into Spelmonden Road, bear right into Brick Kiln Lane passing the crossroads by St Mary's Church on the right and then turn right into Smallbridge Road where the barns will be found on the right hand side.



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