

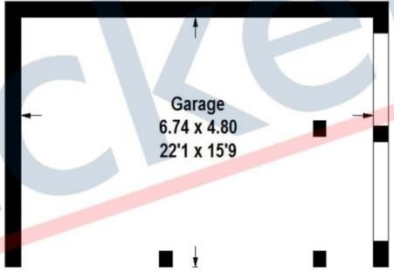
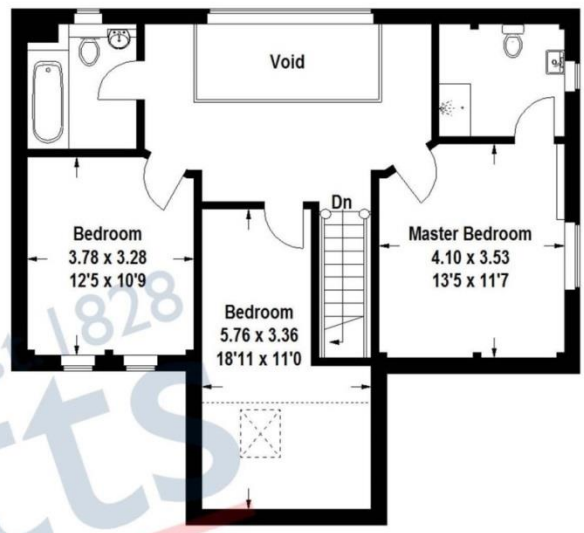
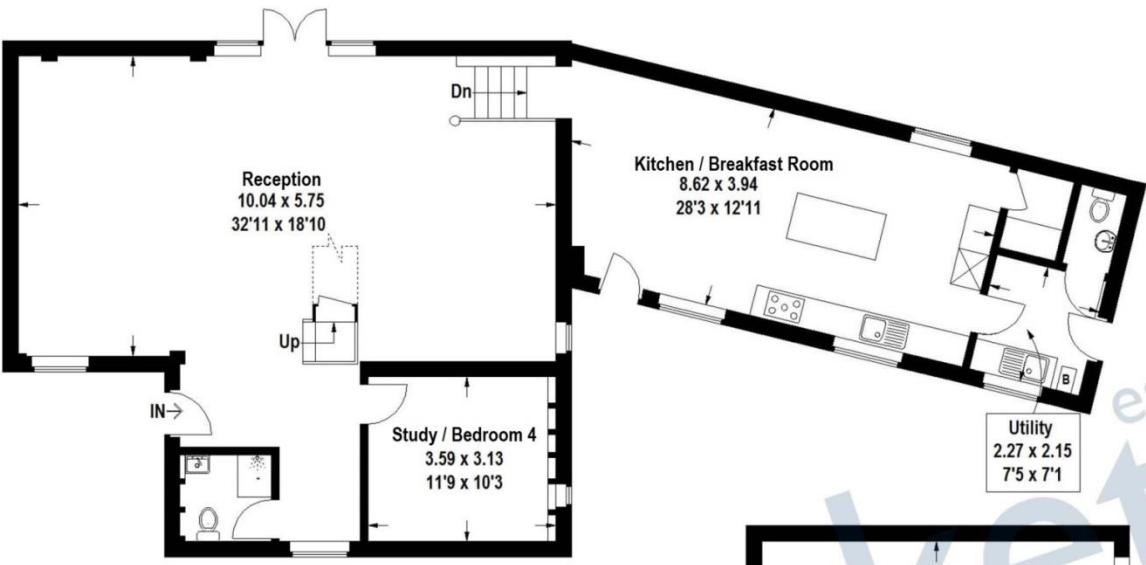


Park Farm Barn East, Smallbridge Road, Horsmonden, Kent TN12 8EP

**Guide Price £795,000 Freehold**

When experience counts...

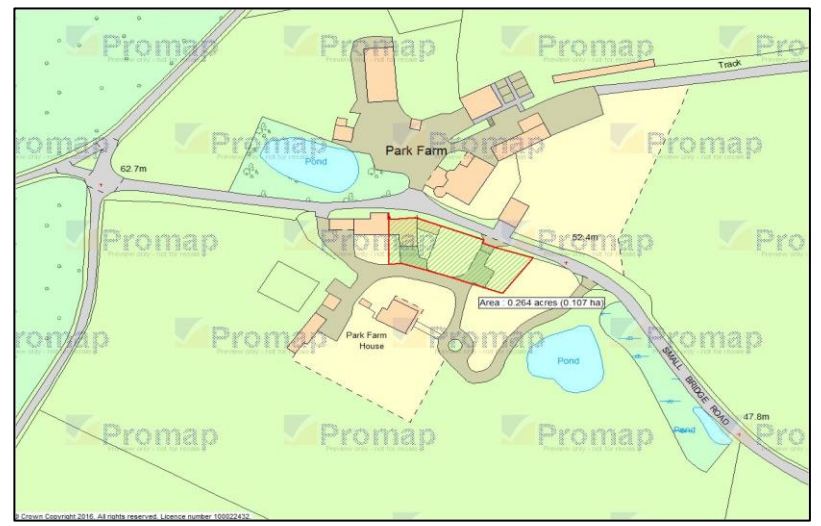
est. 1828  
**bracketts**



Ground Floor Approx Internal Floor Area  
1377 sq ft (127.9 sq m)

First Floor Approx Internal Floor Area  
751 sq ft (69.8 sq m)  
(Excluding Void)

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



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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

An appealing attached Grade II Listed Barn conversion with weatherboarded exterior 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 open cart barn.

## ACCOMMODATION

Front Door to:

### Open Plan Reception Space

This open plan reception area is bisected with an oak staircase rising to the galleried landing. Individual thermostats for the underfloor heating. Triple aspect with full height windows and double doors to the rear elevation which is also overlooked via the galleried landing, two windows to the front and a further window to the side.

### Study / Bedroom 4

Window to the side. Thermostat for the underfloor heating.

## Shower Room

A white suite with chrome fittings comprising a tiled shower cubicle accessed via a folding glazed door, wash basin with a tiled splashback and vanity shelf and double cupboards under, WC. Electric shaver socket. Oak flooring. Ceiling spotlights. Extractor fan.

## Kitchen / Breakfast Room

This delightful area has the continuation of the oak flooring. Fitted with integrated Siemens appliances. Two 'cast' radiators. Exposed ceiling beams. Large central island with granite working surface with cupboards and drawers. A further length of granite worktop with matching upstands. Inset one-and-a-half bowl stainless steel sink with swan neck taps above and a four ring induction hob. Assorted base units and a pan drawer. Integrated dishwasher. Low level freezer. Recycling cupboard. Double wall cupboard. Extractor fan. Double oven in a housing unit with cupboards under and over. Adjacent integrated fridge. Window to the rear, twin windows and a door to the front. Walk-in pantry with shelving and housing the electric consumer unit.

## Utility Room

A length of working surface with an inset stainless steel single drainer sink. Cupboards and plumbing provision for washing machine. Floor mounted Grant oil fired boiler. Programmer and timer for the heating and hot water. Extractor fan. Window to the front and a trades door to the side.

## Cloakroom / WC

Continuation of the oak flooring. Low flush WC and wash basin with splashback. Ceiling spotlights. Extractor fan. Radiator.

## First Floor Feature Galleried Landing

Vaulted ceiling. Thermostat control. High level cylinder storage cupboard.

## Principal Bedroom

Window to the side affording fine far reaching views. Vaulted ceiling. '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. Window to the side. Low voltage spotlights to the ceiling. Extractor fan.

## Bedroom 2

Twin windows to the front. Vaulted ceiling. 'Cast' radiator.

## Bedroom 3

Velux window. Vaulted ceiling. Radiator.

## Family Bathroom

A white suite with chrome fittings comprising a tiled shower cubicle, panelled bath with ornate mixer taps and a hair rinser with a tiled splashback. 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. Electric shaver socket. Extractor fan. Low voltage spotlights. Obscured glass window to the rear.

## OUTSIDE

There is a large level garden area, bisected by its driveway, with the total plot being just over ¼ of an acre with areas of lawn and many established shrubs. There is a generous Indian stone patio with steps rising to the front door either side of which are outside lights and a security sensor. There is a tap and power point adjacent to the kitchen. 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.

## 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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