



Great Nineveh Oast ❖ Benenden ❖ Cranbrook ❖ Kent ❖ TN17 4LG

A stunningly beautiful, detached 5-bedroom oast house enjoying an idyllic country setting and within the Cranbrook School catchment area.

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- ❖ A delightful oast conversion on a private lane in an Area of Outstanding Natural Beauty.
- ❖ Over 3,700 square feet of extremely well-presented living accommodation.
- ❖ 5 bedrooms, 3 bathrooms, 4 receptions, utility room and boot room.
- ❖ Attractive exposed brickwork, original oak flooring/beams and vaulted ceilings.
- ❖ Enclosed 1-acre garden, beautifully landscaped with terraces for al-fresco entertaining.

- ❖ 4-acre paddock leading to large pond with wooden jetty and woodland within the property boundary.
- ❖ 15,000 square foot riding school previously owned by Benenden Girls School.
- ❖ Wooden triple-bay garage with separate tractor store.
- ❖ Location within the sought-after Cranbrook Grammar School catchment area (2016 entry).
- ❖ Lovely rural setting yet with the bustling market town of Cranbrook only a short drive away.

DESCRIPTION

A beautiful property under 3 miles from Cranbrook and within the Cranbrook School catchment area. Converted in 1998 by conscientious tradesmen who reclaimed and reused all of the original oak, this is a truly wonderful home which must be seen to fully appreciate its character and charm. Arranged over 2 floors, the design of this fabulous conversion has created a wonderful flow of accommodation offering 5 double bedrooms, 3 bathrooms, 4 reception rooms and separate utility and boot rooms. This incredibly spacious oast house is full of character with 4 large roundel rooms, vaulted ceilings, exposed brickwork and original oak beams throughout. Set within a stunning 1-acre plot, this lovely home also benefits from a 4-acre paddock and an impressive 15,000 square foot ménage.

ACCOMMODATION

The entrance hall offers a first glimpse of the beautiful oak floorboards that are a feature of the ground floor of this substantial property. The vaulted ceilings, beams and exposed brickwork on the roundels create a most impressive hallway. The two ground floor roundels are currently used as family rooms, and the carpeted study provides access to the generous boot room with external door to the rear. The substantial 23' drawing room enjoys an inglenook brick fireplace with wood burner and the charming kitchen benefits from a 4-oven AGA, stylish grey cabinetry, butlers sink and granite worktops. A large utility room, also with external access and a guest cloakroom/WC complete the ground floor accommodation of this wonderful home. An oak staircase leads from the hallway up to the galleried landing, where the exposed brick roundels feature once more – a reminder of the remarkable history attached to this unique

property. Wooden treads lead up to each roundel, which are currently used as bedrooms with high level velux windows ensuring the rooms are airy and bright. The master bedroom enjoys beautiful views over the paddock and down the valley, and benefits from extensive built-in wardrobes, a contemporary en-suite bathroom with underfloor heating, and a private external staircase to the front paved terrace. There are 2 further double guest bedrooms, one offering further built-in storage and an additional 2 bathrooms, the larger of which also enjoys underfloor heating and a lovely free-standing bath.

OUTSIDE

The property enjoys a beautiful setting within the Kent countryside, sitting at the end of a private lane where there is a secure, electrically operated 5-bar gate to access the oast.

The 1-acre garden is surrounded by established hedgerows and a 600-yr old oak tree takes centre stage on the lower lawn. The upper garden houses a well, a terraced area perfect for al-fresco entertaining/relaxing, a large wooden playhouse with a garden shed and a raised vegetable patch. There is also a generous, fully enclosed south-facing terraced area outside the kitchen and drawing room. A 4-acre paddock can be found to the front of the oast which leads to private stretch of woodland and a pond with wooden jetty, all within the property boundary. At the top of the paddock sits an impressive 15,000 sq ft riding school, and a triple-bay wooden garage with a separate tractor store.

OTHER INFORMATION

All the farm's outbuildings underwent a tasteful conversion in 1998, creating four unique residential dwellings all accessed via a private lane off Nineveh Lane. Great Nineveh Oast owns the access lane with the neighbouring properties having right of way. Each property contributes towards a management fund covering the maintenance of the lane which is administered by the owners of the oast.

LOCATION

Great Nineveh Oast is under 3 miles from the bustling market town of Cranbrook which offers comprehensive shopping, sport and leisure facilities. Staplehurst, with plentiful parking and a regular train service to Central London, is approximately 9 miles to the north and the thriving town of Tenterden is only 7 miles distant. The property is within the Cranbrook Grammar School catchment area and is also within easy reach of the many excellent independent schools in the locality including St Ronan's, Dulwich Preparatory School and Marlborough House. The property offers easy access to the lovely south coast beaches and interesting historical towns like Rye, Tunbridge Wells, Battle and Hastings, and excellent countryside attractions, including Bedgebury National Pinetum, Bewl Water reservoir and historical houses and gardens.

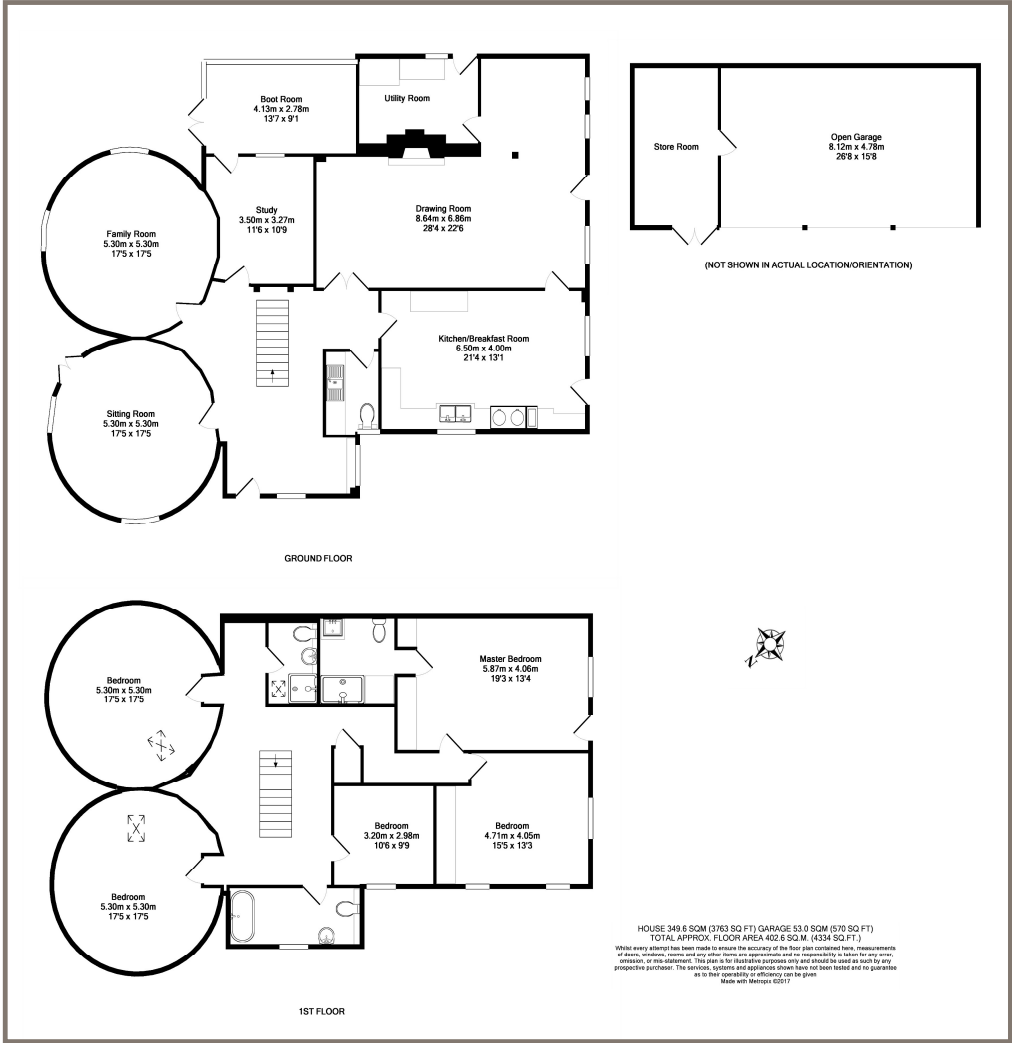
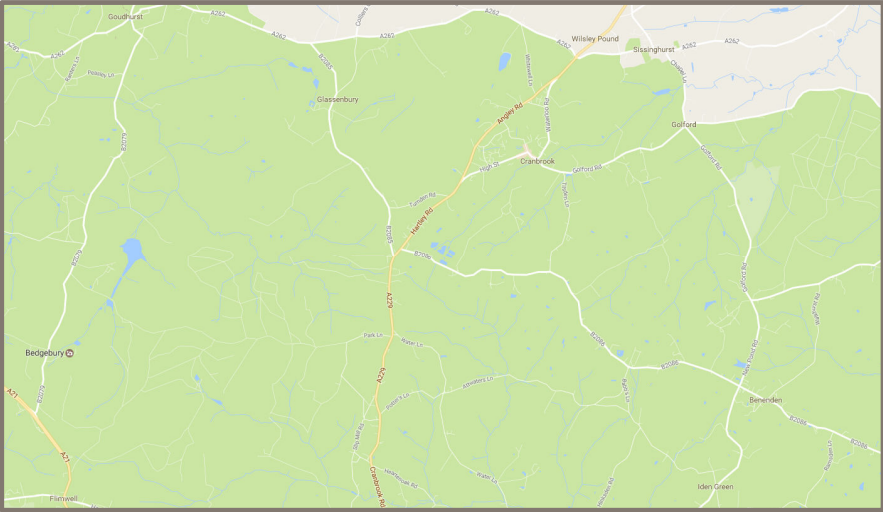


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Great Nineveh Oast

Freehold | Mains electricity and water | Oil | Private, shared sewerage |
Tunbridge Wells Borough Council, band G



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