



Ibbett Mosely

Hill Place Linton Hill, Linton, Maidstone, Kent,
ME17 4AL



AN IMPRESSIVE GRADE II LISTED PERIOD HOME WITH GEORGIAN AND EARLIER FEATURES AT THE TOP OF LINTON HILL OFFERING SPACIOUS ACCOMMODATION AND FAR REACHING PANORAMIC VIEWS

GUIDE PRICE: £2,000,000 FREEHOLD
Council Tax band H - EPC exempt as Listed

- Stunning Period Home - Over 5000 sq ft
- Mainline Station - Marden approx 10 minute drive
 - 5/6 Bedrooms
 - 4 Receptions
- Approx 2 Acres of Beautiful Gardens/Grounds
 - Tennis Court and Swimming Pool
 - Barn with Potential to Convert (STP)
 - Double Garage and Extensive Parking
 - Full of Charm and Period Features
 - Magnificent Views.

Summary

A delightful gem of a house (approx 5150 sq ft plus a barn) enjoying an elevated position and MAGNIFICENT PANORAMIC VIEWS across the Kent Weald. It is GRADE II LISTED and offers a rare mix of architectural styles with a classically ELEGANT GEORGIAN facade with the rear half dating from the 17th Century and full of timber beamed charm. It boasts 5/6 BEDROOMS with a superb split-level principal suite, 2 bathrooms and 4/5 RECEPTIONS. Add to this the 2 acres of immaculate gardens and grounds plus the TENNIS COURT, SWIMMING POOL, outbuildings/double garage with potential and much more and you really do have a superb home of quality.





Description

Originally part of Baron Cornwallis' Linton Park Estate, Hill Place stands at the corner of extensive farmland and orchards. There are public footpaths crossing the Linton Park grounds providing local walks.

Hill Place is nestled in a tucked away spot off Linton Hill, above the village of Linton, this stunning Grade II Listed property offers a perfect blend of Georgian elegance and 17th Century charm. It is approached via electronically operated gates leading to a sweeping driveway providing ample turning/parking space and leading to the double garage and the barn.

With a generous 5,150 sq ft of living space, this property exudes grandeur and sophistication yet provides a cosy and clearly well-loved family home enjoyed by the current owners for some 14 years. The original property dates from the mid 1600s with a later half built in the 1700s. The high ceilings and elegance of the Georgian half are delightfully complemented by the wealth of beams and character in the Tudor side - though it does not have the very low ceilings and intrusive timbers of many properties of this period. There are many fine features to admire including fireplaces, original shutters and much more.

Situated at the summit of Linton Hill, the property treats you to breath-taking panoramic views of the Kent Weald, providing a sense of tranquillity and serenity even though it is set just off the main road. The expansive park-like grounds spanning 2 acres, including a stretch of woodland, offer a peaceful retreat right at your doorstep.

This property offers not just a home but a lifestyle: imagine hosting gatherings in the delightful pool complex with an outside kitchen, or enjoying a game of tennis on your private court. The potential for this property is endless, with an unconverted two-storey barn and an attached double garage that could be transformed into annex accommodation. It even has an extensive basement which is both dry and of a good height - again with further potential.

Accommodation in Brief

The accommodation is arranged over three floors plus the basement. In addition there is a two storey barn ripe for conversion (subject to planning) and the attached double garage and old stables which have been converted to provide a music room/gym/office plus facilities for the adjacent pool. The house has two staircases, an elegant Georgian one in the main entrance and one off the kitchen in the older part - both serve the first floor landing and give access to all the first floor.

The basement has three cellar sections. These rooms all seem dry and offer great potential for further accommodation if required.

On the ground floor, the elegant main entrance hall is flanked by two generous reception rooms: the drawing room and the dining room each with fine fireplaces. The farmhouse style kitchen/breakfast room is to the rear of the hall with access to the garden and to the side. A rear lobby provides further garden access with cloak and boot space. A further inner lobby leads to the family room (snug), a downstairs wc and the utility room with access to the attached garage.





Upstairs the landing connects to most rooms. There are five bedrooms plus a dressing room on this floor - the latter could be used as a sixth bedroom - plus a shower room and a separate bathroom. Two bedrooms have en-suite washrooms with wc's. The main bedroom is a lovely feature with stairs rising to a cleverly designed contemporary en-suite including both a shower and a freestanding bath.

Outside the old stables attached to the garage and provide storage and facilities for the pool including a shower and the pump room. There is also a room currently designated as a music room which could equally well be used as a gym or home office. The pool is impressive, surround by a wide terrace with an outdoor bar/kitchen area.

Location

The property sits at the top of the hill which descends into Linton Village. It is about 4 miles south of Maidstone and 20 miles east of Sevenoaks. Maidstone offers an excellent Grammar school system with Sutton Valance Private school also nearby. There is a good mainline station at Marden, just over 4 miles further south. The main A229 connects to Maidstone and the M20 as well as south to the coast.



Linton is a village and civil parish in the Maidstone District of Kent, England. The parish is located on the southward slope of the Greensand ridge, south of Maidstone on the A229 Hastings road just 34 miles from London. The name Linton comes from Old English, probably meaning Lilla's village. The steepness of the hill through it is explained because of its position on the slope of the ridge.

There is one public house 'The Bull' which is opposite the church. There is a children's playground off a lane near the bottom of the hill which can be found at the end of a path just above the turning for Wheelers Lane. Linton Park Cricket Club play within the grounds of Linton Park country home. Linton is in a conservation area and most of the village has views across to the Weald of Kent.

Directions

From Maidstone town centre follow signs to Hastings along the A229. Continue through the crossroads at Coxheath and just before descending the hill into Linton village turn right where the property is immediately on the left.

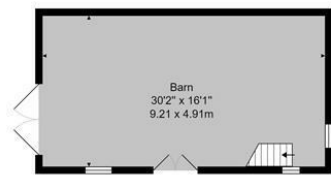
Services

All mains services except for private drainage.

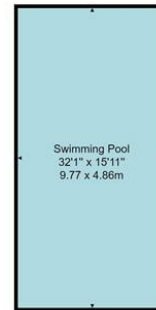




Basement



(Not Shown Actual Location / Orientation)



Second Floor



Ground Floor



First Floor

House Approx. Gross Internal Area (Incl. Garage, Cellar, Store) 5150 sq. ft / 478.4 sq. m

Barn Approx. Gross Internal Area 487 sq. ft / 45.2 sq. m

Approx. Gross Internal Area 5637 sq. ft / 523.7 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Ibbett Mosely

Sevenoaks 01732 452246

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

EPC Rating- EXEMPT

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract, (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0

...a name you can trust
offices in Kent and London