



Abbotsmerry Barn  
Salmans Lane, Penshurst, TN11 8DJ









# Step inside

## Abbotsmerry Barn

If you dream of living in a delightful converted barn on the outskirts of a beautiful village, surrounded by stunning countryside in an Area of Outstanding Natural Beauty, this superb Grade II Listed residence should tick all the right boxes. The converted barn nestles in about 6.4 acres of grounds that includes three large paddocks, stables and a manège and has been sympathetically converted and updated to include everything needed for modern day living, while retaining wonderful period features including a plethora of original beams.

The barn is accessed off a private lane via an electric five bar gate that leads to a large parking area, an open fronted three bay garage with a store room and toilet and the entrance to the property. The front door opens into an entrance hall with a door to the garden and a large store cupboard/pantry. It provides access to the dual aspect family room that could also make an excellent office and the awe-inspiring dual aspect kitchen/breakfast/sitting room.

This has French floor tiles and a seating area with a charming fireplace and a log burner as a focal point as well as French doors to the garden. The superb kitchen/breakfast area was created by top kitchen designers Rencraft, with bespoke hand crafted units housing Neff appliances including two built in ovens, an integrated fridge and freezer and a Bosch dishwasher. There is also a sink unit with a Franke boiling water tap and a spacious central island/breakfast bar incorporating a Neff induction hob.

You will also find a fascinating additional seating area with a double height vaulted and beamed ceiling, French doors to the garden with double height windows and open vertical beams to the dining room/garden room. Guests will be delighted to enjoy sitting down to a meal in this characterful room with oak flooring, a vaulted and beamed ceiling, wall beams and floor to ceiling windows providing stunning views over the garden and beyond.

Also on the ground floor is a utility room with laundry facilities, a toilet and a charming dual aspect double

bedroom with an en suite shower and an external door. So could make a useful annex area or is ideal for guests who find the stairs difficult.

On the first floor there is the gorgeous drawing room with a vaulted and beamed ceiling, wall and cross beams, oak flooring, a wall of windows providing far-reaching rural views and a balcony overlooking the vaulted seating area below. There is also an inglenook style brick fireplace with a large log burner you can cosy up to on a cool winter's evening as well as stairs to a galleried landing on the second floor.

The first floor also includes a modern family shower room that services two double bedrooms and the fascinating master with its vaulted and beamed ceiling, oak flooring, dressing room and contemporary bathroom with a bath and separate shower. Off the second floor galleried landing there is a double bedroom that makes a great 'hideaway' for a teenager looking for a bit of independence or as an office for anyone working from home.

While the house is truly delightful equal honours have to go to the beautifully designed garden that is a haven for wildlife. It includes an elevated decked terrace with a 10 person sunken hot tub and a large brick terrace that is ideal for outdoor entertaining and provides wonderful views across the garden and the surrounding countryside. There is also a floating decked balcony area with a glass balustrade overlooking a former quarry. The large areas of lawn are interspersed with mature trees as well as topiary hedging. The plantings in the garden are a delight with a plethora of hydrangeas, lavender and herbaceous borders, rhododendrons, azaleas and climbing wisteria. There is also a beech hedge discreetly hiding the vegetable garden.

For those with an equestrian interest there are three paddocks and an all-weather sand and rubber manège as well as a single stable and a block with three stables, a tack room and a hay store.









# Seller Insight



*What the owners say: We love this beautiful and characterful home and the wonderful grounds with far-reaching countryside views wherever you look. The very attractive and flexible accommodation is a really appealing factor and great for family life and for entertaining, while the stables, paddocks and manège were ideal for our family horses and ponies. However we are now starting a new chapter in our lives and trust that new owners will enjoy the place as much as we have.*

*Although we are surrounded by countryside, we are not isolated as it is only a mile or so to Penshurst. Steeped in history the village grew up around the famous 14th century Penshurst Place, the ancestral estate of the Sidney family including the current Viscount De Lisle. The village lies within the High Weald of Kent in an Area of Outstanding Beauty and the village itself is in a conservation area and includes many Tudor and Victorian buildings. There is a station with trains to London Bridge taking less than an hour, the Forge stores and post office for daily essentials as well as a weekly farmers' market, gift shop and restaurant, a good primary school and a doctor's surgery. There is also one of the oldest cricket clubs in the country and The Leicester Arms Hotel, while nearby is the excellent Spotted Dog gastropub and the cosy Bottle House Inn.*

*We are virtually equidistant between Tunbridge Wells and Tonbridge so are really spoilt for choice when it comes restaurants, bars and independent shops as well as high street stores and schools. There are good local primary schools in Fordcombe and Chiddingstone as well as Penshurst, Outstanding academies and grammar schools in Tonbridge and Tunbridge Wells and excellent independent schools in the area such as the famous Tonbridge school founded in 1553 with its leisure club and swimming pool available to the public. There is also the West Kent College of further education and a small University of Kent campus.*

*For sporting enthusiasts there are golf courses in Tunbridge Wells, Hever Castle and Nizels. While there is boating and angling on the Rivers Medway and Eden and the surrounding lakes as well as rugby, football, tennis, croquet and bowls clubs in the nearby towns.*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













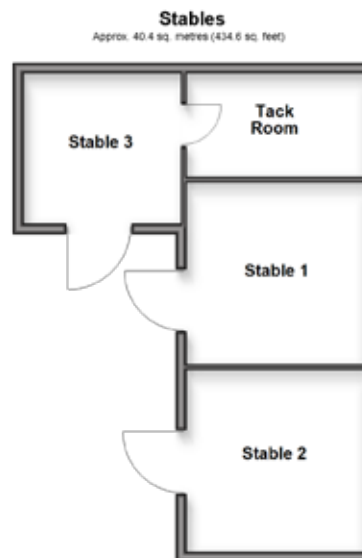






<b>Travel</b>		Tonbridge Town Sailing Club		07813 259167	Tunbridge Wells Boys Gramar	01892 529551
By Road:		Riding Farm Equestrian Centre		01732 838717	Hill View School for Girls	01732 352793
Tonbridge	5.7 miles	<b>Healthcare</b>			The Judd School (Voluntary aided)	01732 770880
Tunbridge Wells	6.0 miles	Warders Medical Centre		01732 770088	Tonbridge School	01732 365555
Sevenoaks	8.2 miles	Trenchwood Medical Centre		01732 352784	Beechwood Senior	01892 532747
Dover Docks	62.6 miles	Tonbridge Medical Group		01732 352907	<b>Entertainment</b>	
Channel Tunnel	50.5 miles	Pembury Hospital		01622 224960	EM Forster Theatre	
Gatwick Airport	1.3 miles	<b>Education</b>			Oast Theatre	
Charing Cross	39.4 miles	Primary Schools:			The Angel Centre	
By Train from Penshurst:		Penshurst Primary School		01892 870446	Assembly Hall Theatre	
London Bridge	51 mins	Chiddingstone Primary School		01892 870339	Odeon Cinema	
Charing Cross	1hr	Fordcombe Primary School		01892 740224	The Leicester Arms	
Victoria	1hr 13 mins	Rose Hill Prep School		01892 525591	Spotted Dog	
Ashford International	52 mins	Somerhill Prep School		01732 352124	Bottle House Inn	
<b>Leisure Clubs &amp; Facilities</b>		The Mead School		01892 525837	<b>Local Attractions / Landmarks</b>	
Penshurst Place Cricket Club	07833 223737	Holmewood House		01892 860000	Penshurst Place	
Penshurst Angling Association		Hilden Grange Preparatory		01732 351169	Hever Castle	
Tonbridge School Leisure Centre	01732 304111	Beechwood Junior		01892 532747	Tonbridge Castle	
Neville Golf Club Tunbridge Wells	01892 525818	Secondary Schools:			Iron Train Bridge	
Tunbridge Wells Tennis Club	01892 526625	Tonbridge Grammar School		01732 365125	Haysden Country Park	
Hever Castle Golf Club	01732 700771	Weald of Kent Grammar School		01732 373500	Knole House	
Nizels Golf Club	01732 833833	Tunbridge Wells Girls Grammar		01892 520902		
Tonbridge Bowling Club	01732 358528					





## GROUND FLOOR

Entrance Hall	
Larder	
Kitchen/Breakfast/Living Room	29' reducing to 22'10 x 29'7
Dining Room/Playroom	27' 9 x 8'7
Downstairs Cloakroom	
Utility Room	10' x 7'10
Study/Family Room	20'5 x 11'6
Bedroom 4	20'4 x 13'6 reducing to 8'6
En-Suite Shower Room	

## FIRST FLOOR

Landing	
Mezzanine Room	20'3 x 16'7
Bedroom 1	20'7 x 13'4
En-Suite Shower Room	11'4 x 7'9
Dressing Room	
Bedroom 2	18 x 13'1 reducing to 8'6
Bedroom 5	11'8 x 11
Shower Room	

## SECOND FLOOR

Landing	
Bedroom 3	11'8 x 11'6 reducing to 8'6

## OUTSIDE

Carport	29 x 12'6
Gardens and Grounds	
Stables	
Sand School	

EPC: D  
Council Tax Band: H  
Tenure: Freehold



Fine & Country  
Tel: 01227 479 317  
canterbury@fineandcountry.com  
23 Watling Street, Canterbury, Kent CT1 2UA

