



Blackdon Farm
Danegate | Eridge Green | Tunbridge Wells | Kent | TN3 9HX

FINE & COUNTRY





Step inside

Blackdon Farm

There could be few more beautiful places to enjoy the rural idyll that this simply stunning country residence nestling in about 9.45 acres of grounds and fields surrounded by a five hectare vineyard in the High Weald Area of Outstanding Natural Beauty. The property was originally two barns and was built in the 1980's and offers some stunning period features such as a Kent ragstone exterior and impressive exposed beams. However it was recently converted and extended by the current owners, so not only does it have the character of a bygone era but also incorporates a contemporary high end design, focusing on modern family life with leisure and pleasure in mind. It also includes a detached annex, additional outbuildings and a heated swimming pool.

The property is approached through a charming automated white wrought iron gate with the name emblazoned on the entrance. The gate opens onto a long private drive flanked by lawns interspersed with trees and shrubs that leads to a vast parking area and an attractive pitched roof three vehicle carport and to the front entrance. It is at this stage you can take in the house's external appeal with its steep Kent peg tiled roof, delightful pitched roof dormers, high chimneystacks, multi-pane casement windows and impressive oak front door.

This opens into the awe-inspiring, partially double height 30ft reception hall where you need a minute to take in everything. There is the beautiful oak staircase, oak panelling and a galleried landing, attractive slate tiled flooring, a plethora of exposed beams, feature brick walls and a fireplace with a log burner. You will also find a cloakroom and a coat room as well as sliding doors to a walk-in wine cellar and double doors to an inner hall with a second cloakroom and also double doors opening into the superb triple aspect drawing room.

Guests will be delighted to be entertained in this large and well-proportioned room with its historic beams, inglenook fireplace and delightful oak fitted cupboards and shelving as well as French doors to the wraparound terrace. Doors from the spacious inner hall open into a charming central courtyard that can also be accessed from the breathtaking 53ft L shaped garden style sitting/dining room. This has windows on all sides including to the inner courtyard and two sets of bi-fold doors to the terrace as well as a limestone fireplace with an open fire, engineered oak flooring and the original external stone walling. The dining area includes tall windows providing stunning views over the grounds, the vineyard and the countryside beyond.

In line with the emphasis on leisure and pleasure there is also a cinema room, while the superlatives continue when you see the kitchen/breakfast room. For anyone who enjoys catering and entertaining the kitchen has everything you might want including an enormous walk-in pantry, stainless steel units housing a Gaggenau built in oven and steam oven, an American style Subzero fridge, a dishwasher and a Quooker boiling water tap. There is also a large central island/breakfast bar with wood units and polished concrete worktops incorporating a Gaggenau induction hob, a built in grill and teppanyaki plate with an impressive extractor system.

As well as the two downstairs cloakrooms, upstairs there is a family shower room and four double bedrooms that surround the reception hall and the courtyard and three if these have ensuite facilities. Two have fitted cupboards and an ensuite bathroom with a bath and separate shower another includes an ensuite shower and a dressing room and a third has French doors to the fabulous roof terrace.

While the luxurious principal suite includes a very large dressing room and the ultimate in contemporary bathrooms with a superb stand-alone oval bath and a raised decked double shower as well as French doors to the roof terrace. Here you can enjoy your morning coffee revelling in the panoramic views across the grounds, the vineyard and the countryside as far as the eye can see.

A secondary driveway provides access to outbuildings and the detached annex. This was originally the stables and has been beautifully converted to provide a spacious single storey dwelling that includes two double bedrooms and a single that could make an excellent study, a shower room and a spacious living room/kitchen. It is currently in use as a successful air b and b but could be ideal for elderly relatives or adult children if you have multi-generational requirements. There is also a garage, storage facilities and a first floor studio.

Much of the garden is laid to lawn and surrounds a delightful swimming pool with a decked terrace, ideal for enjoying the far-reaching views. There is also the main terrace that wraps around half the property and is just the place for outdoor entertaining and relaxing in the sunshine. Beyond the lawns the grounds create a park like atmosphere with impressive trees and a small lake bordered by two large fields.





Seller Insight

“ We moved here about 10 years ago because we fell in love with the wonderful location and the character of the property. It is very quiet, peaceful and private with fabulous views. During our time here we have extended the property and completely refurbished and updated the house to provide everything needed for contemporary living. We also created the annex and built the swimming pool as well as planting the vineyard and developed a highly successful winery.

Although we live in a country paradise, we are not far from the delightful Eridge village with a mainline station where the direct train to London Bridge takes just under an hour or you can drive to Tunbridge Wells for faster trains to London. There is also a gothic style church, a village hall with a variety of activities as well as two good pub/restaurants. The village grew up around the Grade II Listed Eridge Park and mansion, which has been the seat of the Earl and Marquess of Abergavenny since 1448. We are also only 2.5 miles from the famous Pantiles in Tunbridge Wells as well as the town centre and the station where trains to London Bridge only take 44 minutes.

Tunbridge Wells or, more formally Royal Tunbridge Wells, became a famous spa town in Regency times when it was frequented by the aristocracy who came to take the waters and enjoy the entertainment organised by Beau Nash. Much of this historic town was developed during that time including the Pantiles that now offers a delightful mix of independent shops, bars and restaurants. While the rest of the town includes high street stores, a variety of eateries, individual shops, hair and beauty salons and a number of hotels as well as retail parks. Entertainment facilities include a nine-screen Odeon cinema, the Trinity theatre, the well-respected Assembly Hall Theatre and exhibitions in the Amelia Scott cultural centre.

With regards to education there are a number of primary and secondary schools rated Outstanding by Ofsted including St James and St Peters' C of E primary schools and secondary schools including Bennett Memorial Diocesan School, the St Gregory's Catholic School as well as Tunbridge Wells Girls Grammar School and Skinners Grammar School. Claremont primary has also been judged Outstanding in various categories. You will also find excellent private schools in the area including Rosehill, The Mead, Kent College, Holmewood House and Beechwood prep and secondary school while in Tunbridge there is the famous Tonbridge School founded in 1553.

For sporting aficionados you have the Neville Golf Club and Tunbridge Wells rugby, tennis and cricket clubs as well as the indoor sports and tennis centre and a swimming pool.

Agent's note: The vineyard is available by separate negotiation.

* 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.







Travel

By Road	
Tunbridge Wells	2.5 miles
Tonbridge	6.7 miles
Sevenoaks	12.2 miles
Dover Docks	55.2 miles
Channel Tunnel	44.4 miles
Gatwick Airport	24.6 miles
Charing Cross	41.0 miles

By Train from Tunbridge Wells	
London Bridge	44 mins
Cannon Street	51 mins
Charing Cross	53 mins
Victoria	1hr 8 mins

Leisure Clubs & Facilities

Tunbridge Wells Sports Centre
Tunbridge Wells Borderers Cricket Club
Tunbridge Wells Rugby Club
Tunbridge Wells Croquet Club
Tunbridge Wells Tennis Club
Bayham Football Club
Neville Golf Club
Tunbridge Wells Target Shooting Club
Tunbridge Wells Indoor Bowls Club
Tunbridge Wells Bridge Club

Healthcare

Lonsdale Medical Centre
Wells Medical Centre
Kingswood Surgery
Grosvenor and St James
Tunbridge Wells Hospital

Education

Primary Schools
Forest Park Nursery
St James' C of E Primary
St Peter's C of E Primary
Hildenborough Primary
Somerhill Preparatory
Hilden Grange Preparatory

Secondary Schools
The Skinners' Grammar School
Tunbridge Wells Girls Grammar
Tunbridge Wells Boys Grammar
Hill View School for Girls
The Judd School (Voluntary aided)
Tonbridge Grammar School for Girls
Tonbridge School (Independent)

01892 530329
01892 546422
01892 511833
01892 544777
01622 729000

01892 512313
01892 523006
01982 525727
01732 833394
01732 352124
01732 351169

01892 520732
01892 520902
01892 529551
01732 352793
01732 770880
01732 770880
01732 365555

Entertainment

Odeon Cinema complex
Trinity Theatre
Assembly Theatre
Rocca Restaurant and Cocktail bar
Thackerays
The Ivy
The Nevill Crest and Gun
The Huntsman

Local Attractions / Landmarks

Eridge Park
Spa Valley Steam Train
Tonbridge Castle
Hever Castle
Chartwell
Penshurst Place
Knole House
Hall Place Leigh







Ground Floor

Entrance Hall	30'7 x 25'3 maximum
WC	
Cloakroom	
Drawing Room	28' x 24'7
Inner Hall	21'4 x 16'8
WC	
Pantry	
Kitchen	24'3 x 19'3
Sitting/Dining Room	57'3 (Max) x 39'11
Cinema Room	13'9 x 13'6
Inner Terrace	19'7 x 18'8
Wine Cellar	

First Floor Landing

Landing	
Principle Bedroom	18'11 x 14'5
Dressing Room	30'9 (Max) x 16'5
En-Suite Bathroom	
Bedroom 2	24'11 (Max) x 16'5 (Max)
Dressing Room	
En-Suite Shower Room	
Bedroom 3	20'6(Max) by 19'8
En-Suite Bathroom	
Bedroom 4	16' x 14'2
Shower Room	
Roof Terrace	40'4 x 18'3

Annex

Kitchen/Sitting Dining Room	26'3 x 21'8
Bedroom 1	13'5 x 13
Bedroom 2	13'1 x 12'10
Bedroom 3	10'1 x 8'2
Shower Room	

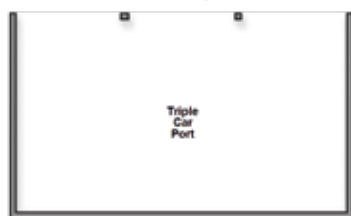
Outside

Studio	16 x 15'1
Open Garage	30'9 x 17'11
Double Garage	24'1 x 16'5
Store Room	16'6 x 12'4
Gardens & Grounds	

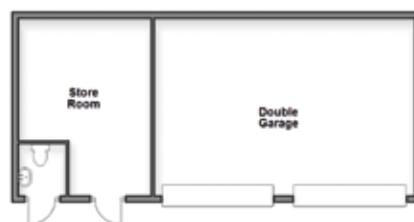
Outbuilding 3



Outbuilding 1



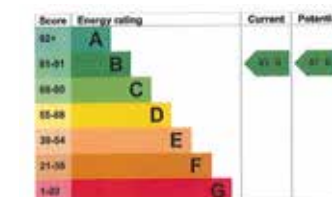
Outbuilding 2



Farm House



Annexe



Council Tax Band: G
Tenure: Freehold

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