



125

— YEARS OF —

**Lambert
& Foster**



ELM HILL FARM

HIGH STREET, HAWKHURST, KENT TN18 4XS



**Lambert
& Foster**



HAWKHURST 2 MILES | CRANBROOK 5.5 MILES | TUNBRIDGE WELLS 13.4 MILES

ELM HILL FARM, HIGH STREET, HAWKHURST, KENT TN18 4XS

A residential estate within the Cranbrook School catchment area with an outstanding contemporary Oast and barn conversion blending state-of-the-art with traditional living, a single storey holiday cottage and a detached farmhouse with separate access. High quality farm buildings and stables. Landscaped gardens and pasture land extending to 20 acres with bridal path access to Bedgebury Forest with its excellent rides.



SITUATION

Elm Hill Farm is located to the west of the village of Hawkhurst in the High Weald Area of National Landscape (AONB) and the Cranbrook School Catchment Area. The property has easy access to the local village of Hawkhurst which provides an excellent range of facilities and amenities including a Waitrose supermarket as well as schooling. The towns of Cranbrook and Tunbridge Wells are both within close proximity and provide a more comprehensive range of facilities, amenities, pubs and restaurants, along with access to the national road networks via the links to Maidstone at Cranbrook and the A21 for Tunbridge Wells. The area is renowned

for its quality of local schools in both the private and state sectors with the most notable being Benenden, Ashford, Kings Canterbury, Tonbridge, Cranbrook and Sutton Valence. In addition, there are prep schools at Dulwich, St Ronans, Sutton Valence and Marlborough House Vinehall.

ACCESS: The property is located in an enviable semi-rural yet accessible location off a no through lane. Elm Hill Farm is approached over a private drive and Elm Hill Farmhouse has its own private entrance. Both properties sit well back from the lane.



ELM HILL OAST AND BARN

A stunning and imaginatively designed conversion of two traditional former farm buildings joined by an impressive, vaulted glass link. It is rare to find a conversion of this quality and specification, with attention to detail in every room, including internal IDIGBO hardwood doors and windows throughout. The accommodation comprises on the ground floor: Entrance door leading into a spacious entrance hall with SEMI-HONED LIMESTONE flooring which extends throughout the majority of the ground floor. Off the entrance hall leads into a boot room/cloakroom comprehensively fitted with floor to ceiling cupboards, sink unit with storage under and stable door to rear - this forms part of the original former stable. Also accessed off the entrance hall is the impressive open plan kitchen and breakfast room with vaulted ceiling; light floods into this stunning space, which is comprehensively fitted with bespoke kitchen units, Siemens appliances, double sink unit inset in the large granite top island with a second preparation sink fitted with QUOOKER hot tap and a comprehensive built in larder cupboard completes this impressive room. An inner hallway gives access to a utility room and study which is generously fitted with floor to ceiling library shelves. Bedroom 4/snug is to the far end of the barn with access to the courtyard and en-suite facilities, including a large walk-in shower. From the kitchen, the accommodation opens through to the two storey Oast house conversion, where on the ground floor there is bedroom 2, again with French windows to courtyard, and a feature raised bath within the room, with en-suite shower room, again fitted with individually sourced suite.

Off the central hall, steps lead down to the cloakroom, bedroom 3 and the indoor pool and gymnasium, together with steam room and shower room and cloakroom facilities. This impressive area enjoys full height glazed windows and French doors opening onto the gardens. Again, from the central hallway a flight of stairs takes you to the first floor accommodation with a light and airy open plan sitting room with vaulted ceiling and fitted with attractive woodburning stove with heat resistant glass hearth and surround completing a stunning space with far reaching views over the farmland and adjacent woodland, which is also enjoyed from the large connecting veranda fitted with kitchen facilities for entertaining. An internal hallway through to dressing room and shower room and master bedroom suite in the roundel, with a staircase leading to a stunning feature bathroom on a second floor and still within the roundel - the attention to detail here is second to none!

Elm Hill is orientated to enjoy the Mediterranean style courtyard extensively planted with mature shrubs and decorative trees including Olive, raised herb bed and fully irrigated living wall. A former hop press sits centrally within the courtyard, reminding us of the property's heritage. Across the farmyard is a productive vegetable garden and orchard with cobnut, persimmon, apple and mulberry trees, to name a few.





Elm Hill Farm High Street, Hawkhurst, Cranbrook, TN18 4XS

Approximate Area = 4005 sq ft / 372 sq m

Limited Use Area(s) = 100 sq ft / 9.2 sq m

Elm Hill Farmhouse Approximate = 1900 sq ft / 176.5 sq m

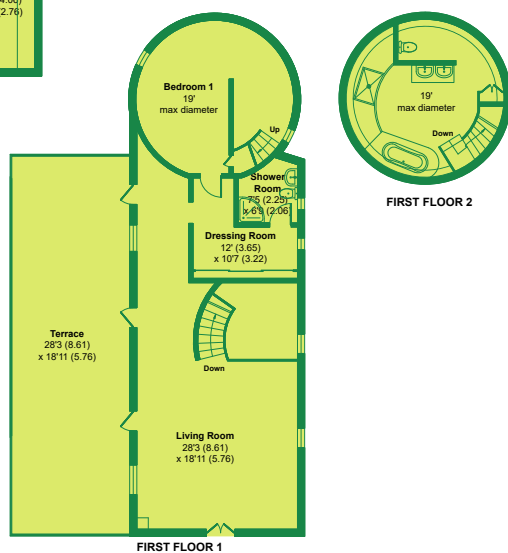
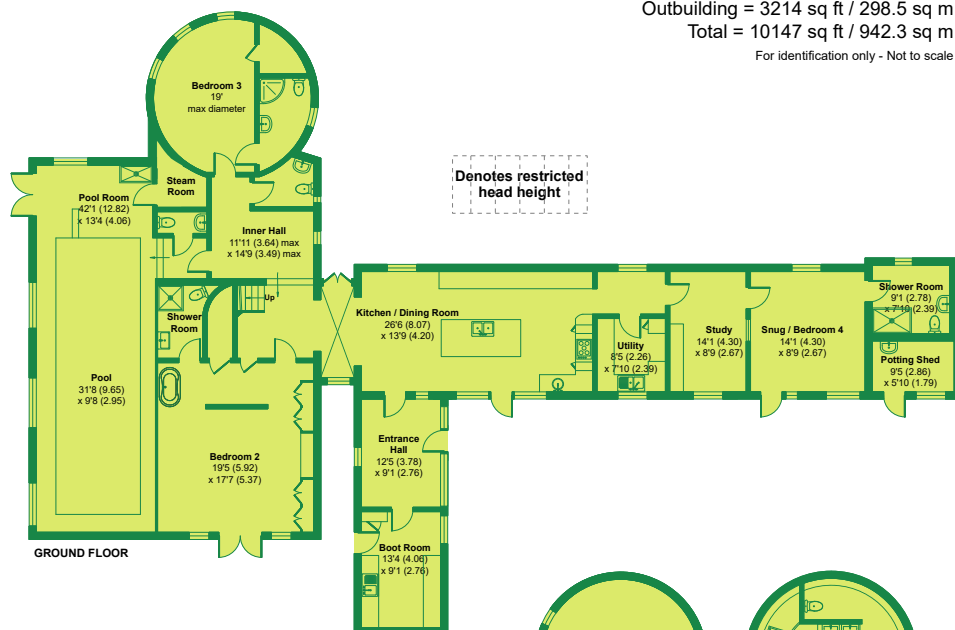
Olive Cottage = 666 sq ft / 61.8 sq m

Garage = 262 sq ft / 24.3 sq m

Outbuilding = 3214 sq ft / 298.5 sq m

Total = 10147 sq ft / 942.3 sq m

For identification only - Not to scale





ELM HILL FARMHOUSE

An attractive detached farmhouse, with a separate driveway to the main dwelling. The farmhouse is of brick construction with weatherboard elevations under a half hipped tiled roof, and has been extensively renovated and presents accommodation on the ground floor of a well equipped kitchen, adjoining utility room, through to a separate characterful sitting room with open fireplace with brick herringbone hearth and dining room with second fireplace fitted with woodburning stove. The property is extended to provide a playroom and cloakroom to the rear. Half turn stairs lead to a first floor.

There are two double bedrooms and a single bedroom, the master bedroom having ensuite facilities, a family shower room and stairs to attic suite of one further double bedroom and study area, served by WC and basin. The house benefits from under floor heating from an air source heat pump, and it is in very good condition throughout.

Outside there is a detached brick and tile garage and adjoining workshop. The farmhouse sits well back from the lane and has ample parking and good-sized mature gardens that wrap around the property, the majority of which is post and rail fenced.

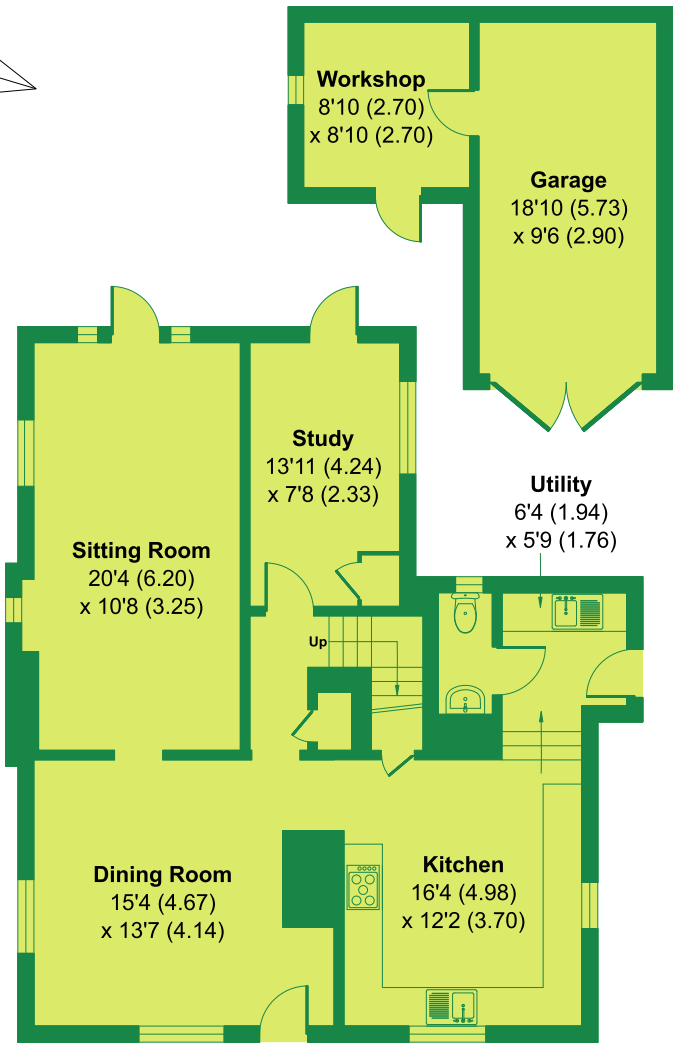
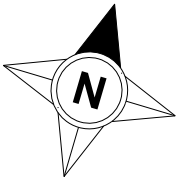


FLOOR PLANS - Elm Hill Farmhouse

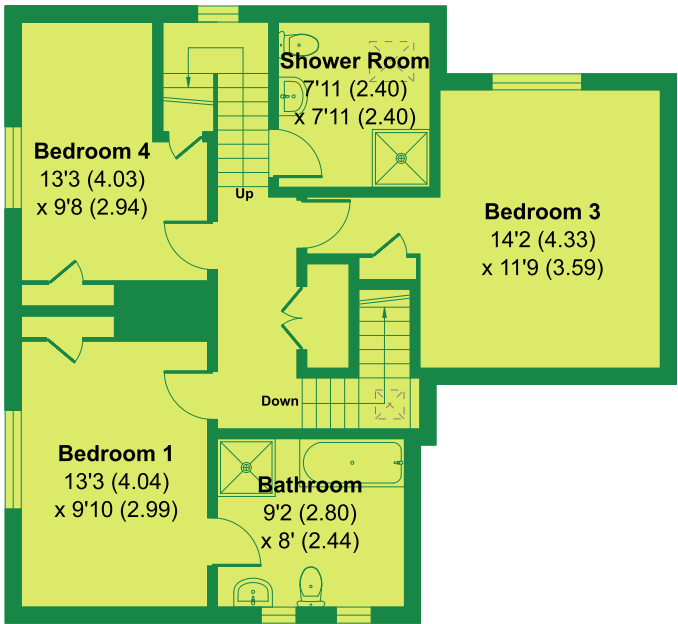
Elm Hill Farmhouse, High Street, Hawkhurst, Cranbrook, TN18 4XS

Elm Hill Farmhouse Approximate = 1900 sq ft / 176.5 sq m
Limited Use Area(s) = 64 sq ft / 5.9 sq m
Garage = 262 sq ft / 24.3 sq m
Total = 2226 sq ft / 206.7 sq m

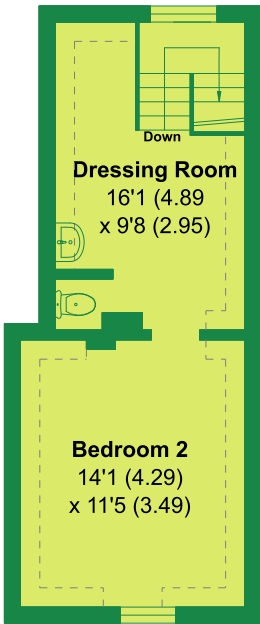
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ELM HILL FARMHOUSE
GROUND FLOOR



ELM HILL FARMHOUSE
FIRST FLOOR



ELM HILL FARMHOUSE
SECOND FLOOR

Denotes restricted
head height

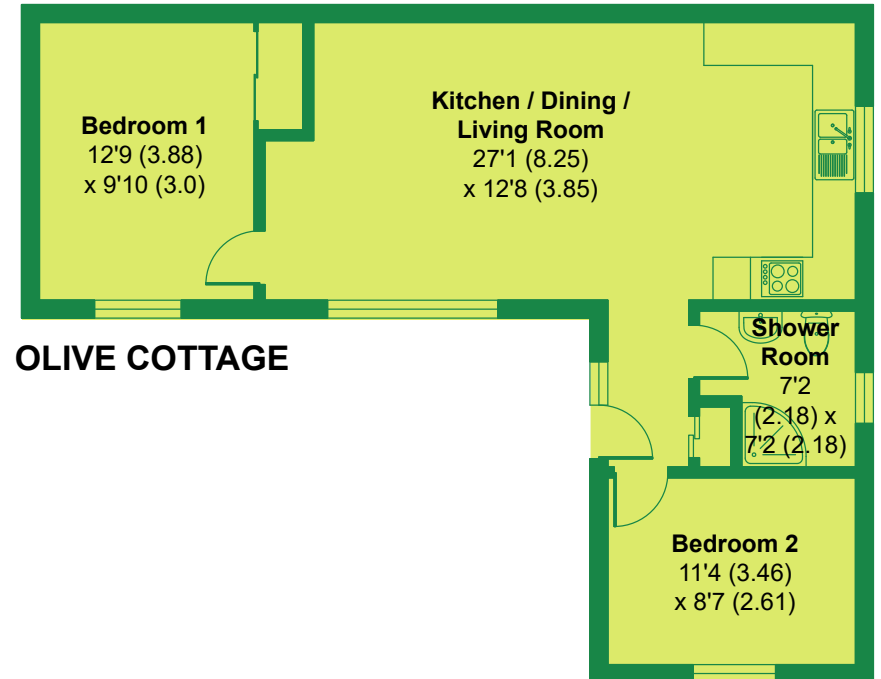


OLIVE COTTAGE

To the south of the courtyard from the main house is a two bedroom detached L shaped cottage of brick and weatherboard construction offering further guest /family accommodation, with open plan vaulted kitchen, breakfast and sitting room, two bedrooms and a family shower room all with quality combination bamboo and slate flooring.

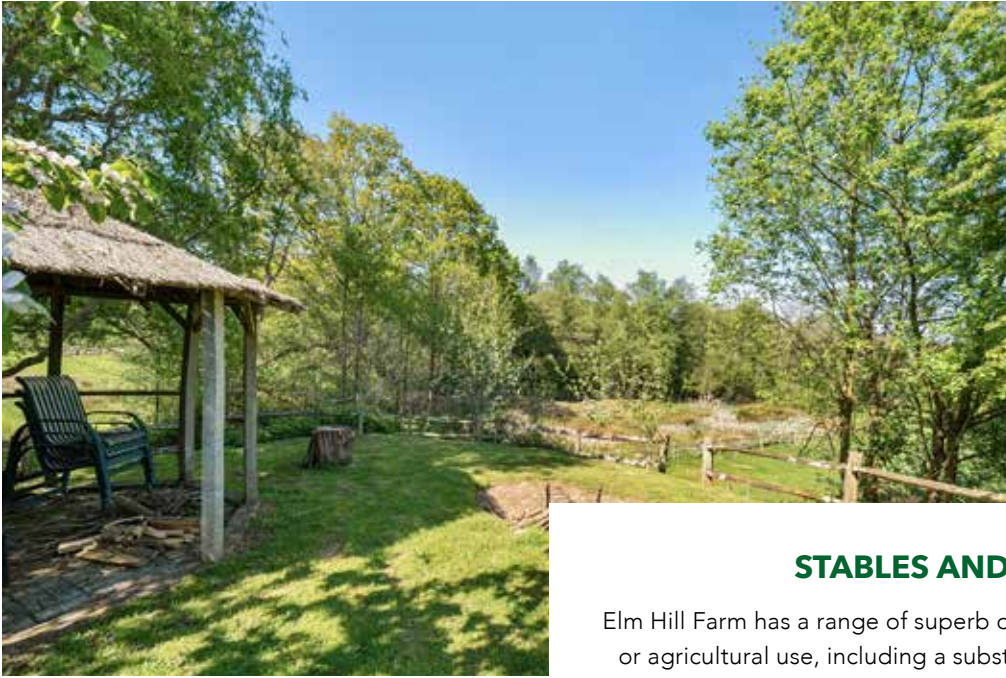


FLOOR PLANS - Olive Cottage



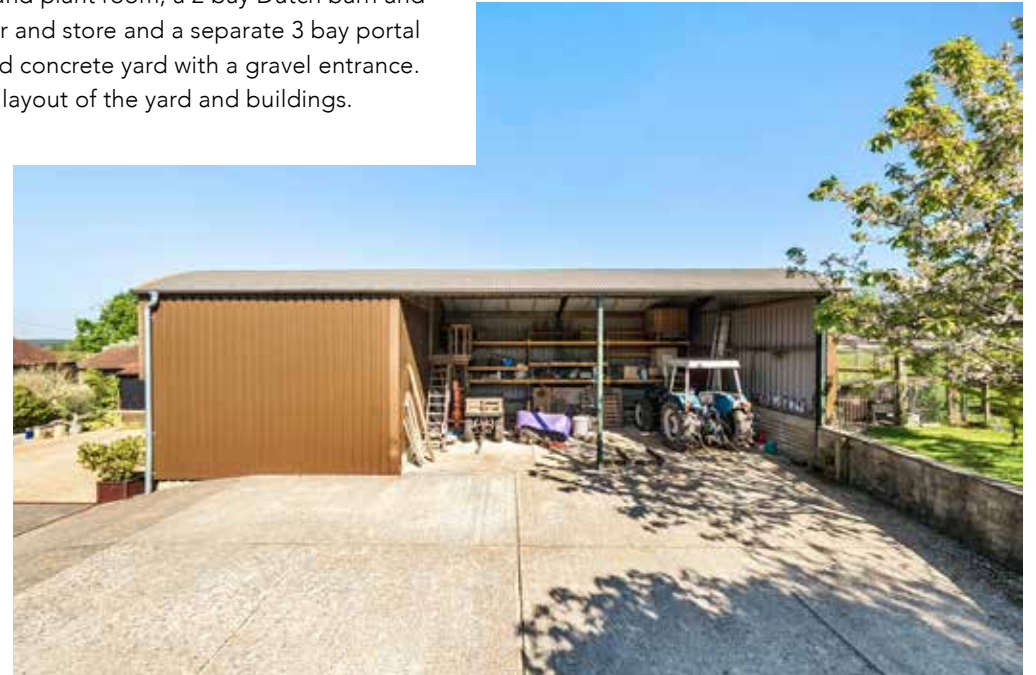
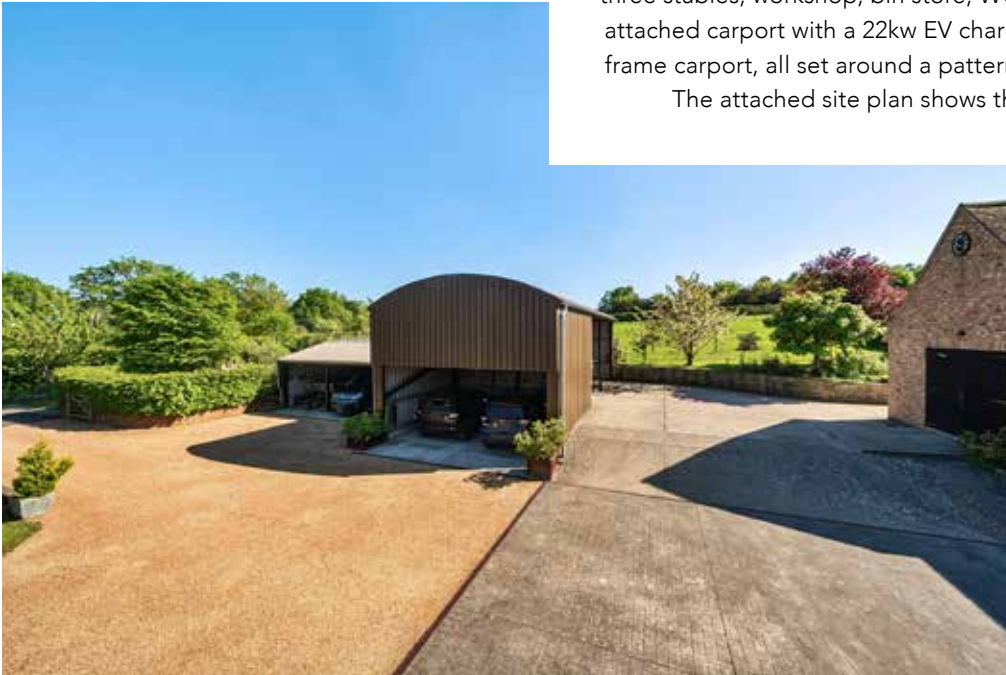
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STABLES AND OUTBUILDINGS

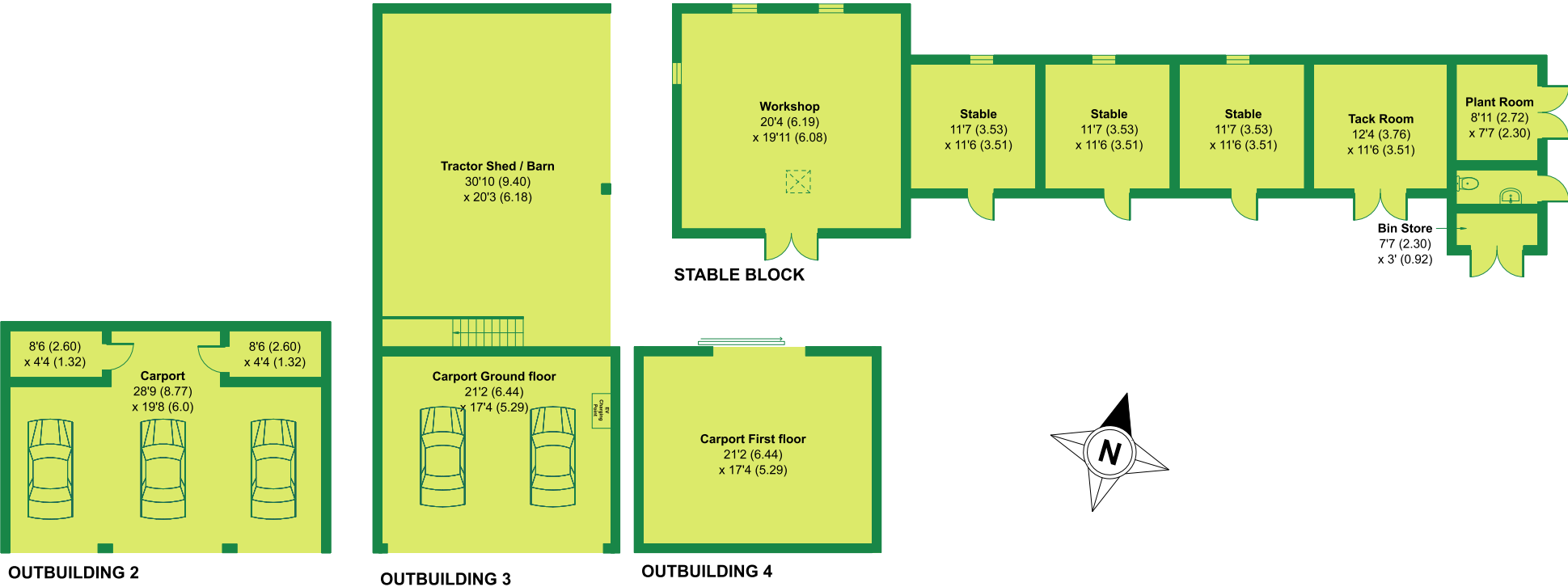
Elm Hill Farm has a range of superb outbuildings, equally suited for equestrian or agricultural use, including a substantial brick stable block with tack room, three stables, workshop, bin store, WC and plant room; a 2 bay Dutch barn and attached carport with a 22kw EV charger and store and a separate 3 bay portal frame carport, all set around a patterned concrete yard with a gravel entrance. The attached site plan shows the layout of the yard and buildings.



FARMLAND

The beautiful farmland extends in all to some 20.84 acres, mainly laid to pasture with a small area of woodland on the northern boundary of the farm, where an attractive series of ponds has been created within, which the owners have designed, an amenity area with a firepit. The well cared for land wraps around the western side of the property, providing privacy and security, and has been let on an annual grazing licence basis to a local farmer.





DIRECTIONS: The postcode of the property is TN18 4XS. Using What3Words app, the access to Elm Hill Farm can be found at [///note.speared.condense](#).

VIEWING: Strictly by appointment only. Please contact the selling agent's Paddock Wood Office with enquiries to Alan Mummery or Antonia Mattinson 01892 832325 Option 3.

FLOOR PLANS: Illustrated floor plans are attached for the residential properties and farm buildings.

SERVICES: Mains electricity and water are connected to all properties with private drainage. Elm Hill has underfloor heating through out via ground source heat pump. Olive cottage has oil fired central heating and Elm Hill Farmhouse has air source central heating. The property benefits from 21 south facing solar panels.

EPC: Elm Hill Oast & Barn: B. Elm Hill Farmhouse: C.

METHOD OF SALE: Elm Hill Farm is offered for sale by private treaty. The selling agent may set a date for best and final offers and interested parties are advised to register interest and be kept updated on the sale process.

TENURE: The property is offered for sale freehold with vacant possession.

PUBLIC RIGHTS OF WAY: We have searched the Kent County Council Public Rights of Way Map which shows no public rights of way crossing the land. Please refer to the Definitive Map for details.

LOCAL AUTHORITY: Tunbridge Wells Borough Council, Town Hall Building Mount Pleasant Rd, Royal Tunbridge Wells, Tunbridge Wells TN1 1RS 01892 526121 tunbridgewells.gov.uk

DATA PACK: A data pack containing floor plans, EPC's, HM Land Registry Office Copy Entries are available on request from the selling agents.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY: The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light and support, drainage, water and electricity supplies, other rights and obligations, easements and quasi easements and restrictive covenants and all existing and proposed wayleaves from masts, pylons, stays, cables, drains, water and gas and other pipes, whether referred to in these particulars, or not.

PARTICULARS, PLANS AND SCHEDULES:

The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

MONEY LAUNDERING REGULATIONS:

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.



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