



Ludwells Farm House
Spode Lane | Cowden | TN8 7HN

LUDWELLS FARM HOUSE





KEY FEATURES

A Stunning Grade II Listed Farmhouse in the Heart of the Kent Countryside

Set amidst the rolling hills of Kent's picturesque countryside, this exceptional Grade II listed farmhouse offers a rare opportunity to own a piece of English heritage in an Area of Outstanding Natural Beauty.

Tucked away in a dreamy, secluded setting within approximately 2.6 acres of beautifully landscaped grounds, the property features a heated swimming pool, an impressive games and entertaining pool house, and a detached double garage. There is extensive parking for numerous vehicles, and planning permission has been granted for a detached barn conversion.

The spacious accommodation includes five beautifully appointed bedrooms, two reception rooms, and three stylish bathrooms, all combining timeless charm with modern comfort. A wealth of original character features—beamed ceilings, wide oak flooring, and magnificent fireplaces—infuse the home with historic warmth and authenticity.

The expansive gardens enjoy breathtaking views across unspoilt green belt countryside, providing a peaceful retreat with the potential for equestrian facilities. A fenced paddock is already in place, and there is easy access to local bridle paths.

Located just outside the idyllic village of Cowden, the property is conveniently close to Hever, Sweetwoods, and Holtye golf courses, as well as local attractions including Hever Castle, Chiddingstone Castle, Lingfield Park Racecourse, Ashdown Forest, Royal Tunbridge Wells, and East Grinstead.

Eco-conscious buyers will appreciate the discreet solar panel array, delivering sustainable energy with minimal visual impact.

Despite its tranquil surroundings, the home offers excellent road and rail connections to London and the South Coast, with access to the A22, M23, and M25, and Gatwick Airport just 30 minutes away.

In summary, this is a rare and unique opportunity to acquire a magnificent five-bedroom country retreat, steeped in history and natural beauty—offering space, character, and convenience in one of the most desirable rural settings in the Southeast.





























INFORMATION

Cowden Rail Station 2.5 miles
Edenbridge Rail Station 5.1 miles
East Grinstead Rail Station 8.3 miles
All times and distances are approximate.

Council Tax: Band H
EPC Rating: Band G

SERVICES

Calor Gas
Mains Electricity/Solar PV Panels
Mains Water
Private Drainage - consult your legal adviser for advice
Heating: Air Source Heat Pump
Heating: Radiators/ Wood Burner/ Open Fire / Underfloor heating (ground floor)
Water Heating: Solar Panels/Air Source Heat Pump

Covenants may apply to this property. Please speak to the agent/your conveyancer for more information.

Easements may apply to this property. Please speak to the agent/your conveyancer for more information.

This property is a Listed Building - consult your legal adviser for advice.



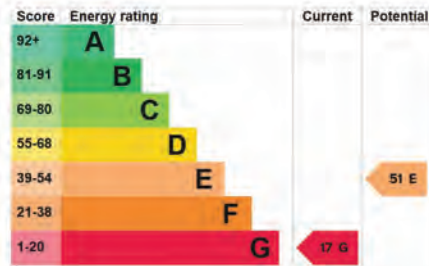






Approximate Gross Internal Area = 231.3 sq m / 2490 sq ft
 Outbuildings = 68.4 sq m / 736 sq ft
 Total = 299.7 sq m / 3226 sq ft
 (Excluding External Cupboard)

 = Reduced headroom below 1.5m / 5'0"



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1226606)
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