



Popes Hall
The Street | Hartlip | Kent | ME9 7TL

FINE & COUNTRY

Seller Insight



Set within six acres of spectacular gardens and grounds, Popes Hall is a magnificent five-bedroom Grade II Listed period home that occupies a much sought-after location in the charming Kentish village of Hartlip. The original part of the house dates back to the 15th century, but over time the building has been sensitively enlarged, and more recently it has been the subject of an extensive project of renovation, creating a wonderful marriage of modern living and period elegance.

"It was the huge amount of potential that initially drew me to this house," says the owner, "that and the fact I could see that it would be the most amazing place to live with my family. I am a construction project manager so I knew it would take a lot of hard work and a lot of investment to get it just right, but the end result has far exceeded my expectations."

"The previous owners were here for over fifty years, and although they'd clearly taken good care of the property, it's fair to say that it was a bit of a museum piece. I decided to strip it right back to shell and core, fix and update everything behind the scenes and then I enlisted the help of our fantastic interior designer who cleverly combined high-end fixtures and fittings with the property's array of stunning original features. It retains every bit of its original character and charm, but it's now fit for 21st century luxury living."

"Another feature that drew me to the property was the gardens & grounds. We have around an acre and a half of formal gardens, which were beautifully cultivated by the previous owners, and the rest incorporates paddocks, the manege, stables... all of the equestrian facilities. We also have an LED floodlit tennis court and an outdoor swimming pool area, which has recently been fully refurbished. We've added changing and showering facilities, a bar and large patio area so it's a lovely place to just sit out, relax or entertain, and when the sun is shining it feels as if you are on holiday!"

*"Popes Hall is an outstanding family home and it was our intention to stay until we were old and grey. However, my circumstances have changed so I have reluctantly decided to sell. What will I miss? Everything from village life and the overall convenience of the location to the utter peace and tranquillity we enjoyed in both the house and grounds. It's a very special place and somewhere where we've been able to enjoy a really exceptional quality of life."**

* These comments are the personal views of the current owners 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.





Step inside

Fine and Country proudly unveils Popes Hall, a beautifully refined Grade II Listed family residence with 15th-century origins, seamlessly blending a timeless period charm with elegant contemporary interiors. Nestled within six acres of mature grounds, this magnificent five-bedroom home offers a lifestyle of unparalleled luxury and tranquility, featuring equine facilities, a tennis court, and swimming pool complex, all set in the picturesque Kentish village of Hartlip, at the foot of the North Downs.

Configured on two levels and considerably enlarged over time, Popes Hall now spans nearly 5,000 square feet. The current owners have undertaken extensive renovations, enhancing the rich character of the property while perfectly integrating 21st-century conveniences. This imposing residence exudes warmth and sophistication, with a flowing configuration that provides ample space for entertaining and serene areas for quiet contemplation.

The elegant contemporary kitchen and family room, ideal for informal dining and culinary creations, lead to a formal dining room accompanied by a conservatory and terrace for al fresco dining. The primary reception room enjoys a triple aspect and affords a wonderful retreat for relaxation, while a dedicated cinema and a library further enhance this already desirable home.

The first floor showcases a luxurious principal suite with a dressing room, walk-in wardrobe, and opulent en-suite. Four further individually styled double bedrooms are served by two sumptuous en-suites and a family bathroom, offering generous space and comfort for family and guests alike.









Step outside

Formal Gardens

Popes Hall stands enviably within beautifully cultivated formal gardens of approximately one and a half acres. Fine lawns are interspersed with imposing specimen trees and flower beds brimming with an attractive array of herbaceous plants and shrubbery. A pond provides a charming focal point, while a large greenhouse adds practicality. Perfectly manicured hedges form the boundaries, with a range of paddocks and facilities beyond.

Parking, Grounds & Facilities

Popes Hall stands elegantly beyond a five-bar, electrically operated wooden gate, with a driveway dressed in fine shingle affording sufficient parking for numerous vehicles. The property boasts an impressive range of amenities set within grounds of six acres, formed of numerous paddocks, stabling, and a flood-lit manège. For leisure, there is a heated swimming pool and pool house with a bar, shower, and changing room, as well as a LED flood-lit tennis court.

Outbuilding

A detached two-story barn offers 2,312 square feet of remarkably versatile space, accompanied by a substantial enclosed courtyard. Currently utilised as office and storage space, this element of the property holds great potential for conversion, subject to acquiring relevant planning permission.







INFORMATION

Nestled in the highly sought-after Kentish village of Hartlip, Popes Hall enjoys a location renowned for having a strong sense of community in a semi-rural location at the foot of the picturesque North Downs. The beautiful countryside setting with woodland backdrops is ideal for rambling walks to nearby gastro pubs and eateries.

Conveniently positioned with easy access to both the M2 and M20 motorway networks, ensuring seamless connectivity. Commuters will appreciate the proximity to local rail stations, including Rainham, Newington, and Sittingbourne, which provide high-speed services to St Pancras in under an hour.

For those who require schooling options, Hartlip village boasts its own primary school, while a selection of esteemed private and grammar schools are available in the neighbouring towns of Rainham, Rochester, and Maidstone.

Property is located in a conservation area.

For mobile phone coverage in this area please look online Ultrafast Full Fibre Broadband, Superfast Fibre Broadband and Standard Broadband are available at the property, for more information please look online.

The following services are connected at the property: Electric, Gas, Mains Water, Mains Drainage, Cable TV, Phone and Broadband.

Council Tax Band: H

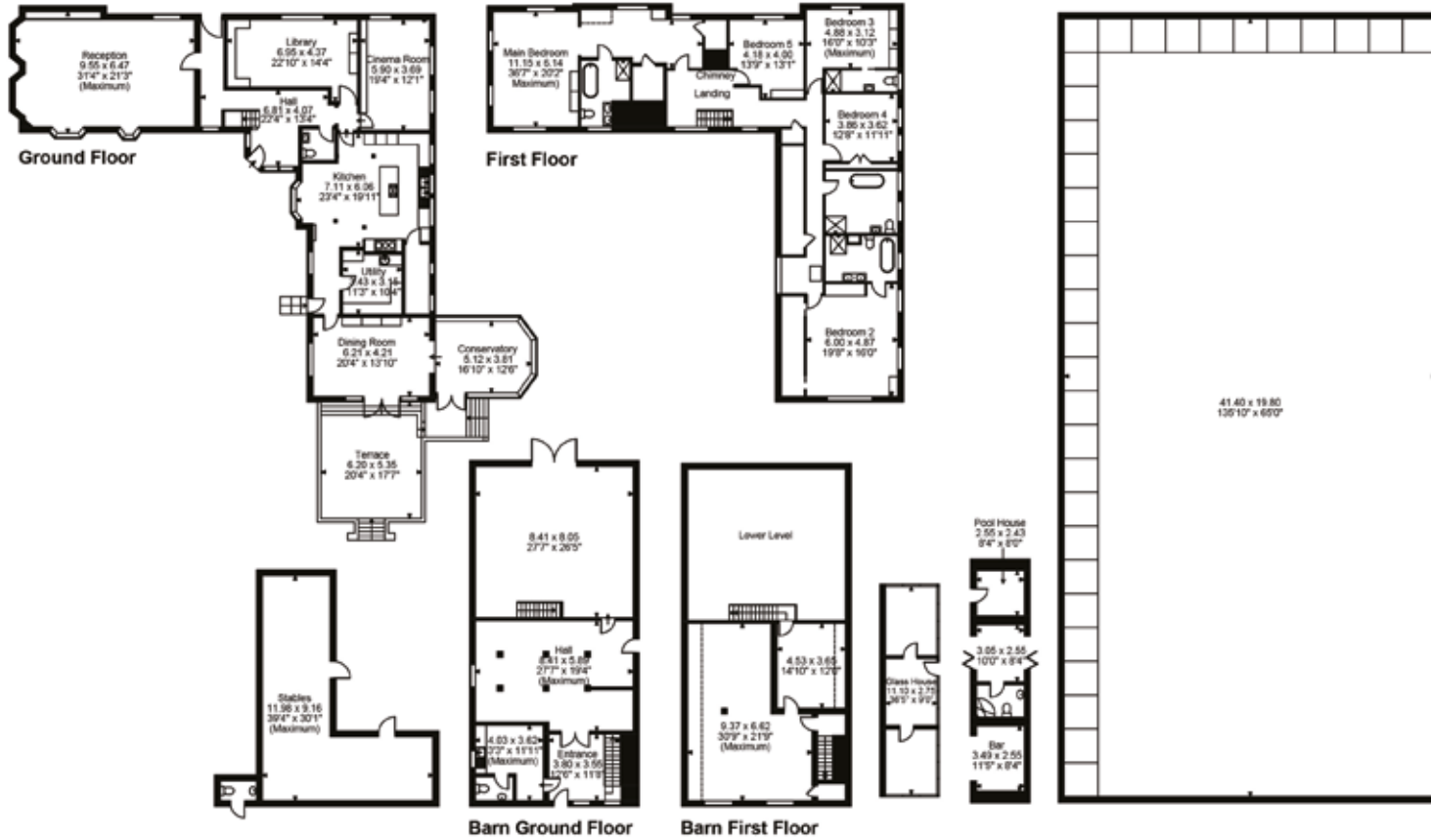
EPC Rating: D

Tenure: Freehold



Guide price £2,250,000 – £2,500,000

Main House, Popes Hall The Street, Hartlip, Sittingbourne
 Approximate Gross Internal Area
 Main House = 4970 Sq Ft/462 Sq M
 Barn = 2312 Sq Ft/215 Sq M
 Outbuildings = 1345 Sq Ft/125 Sq M
 Menage = 8823 Sq Ft/820 Sq M
 Total = 17450 Sq Ft/1622 Sq M
 Balcony external area = 357 Sq Ft/33 Sq M



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 The position & size of doors, windows, appliances and other features are approximate only.
 ☐ Denotes restricted head height
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315. Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed





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