



The Coach House
Tunstall Road | Tunstall | Kent | ME10 1YQ

SELLER INSIGHT

“From the moment we first saw The Coach House, we knew it was something special,” say the owners. “We were immediately captivated by its history, character and the way it had been so thoughtfully converted. It offered everything we were looking for – a period home with original features, but one that was also perfectly suited to modern family life.”

Originally built in the early 1700s as the coach house and stables serving the historic Hales House estate, the Grade II listed property has been sympathetically transformed into a distinctive four-bedroom home. “We love the way its heritage has been preserved,” they explain. “The original stable doors, horse tethers, exposed brickwork and magnificent timber beams are wonderful reminders of the building’s past, while features such as underfloor heating, plantation shutters and wooden flooring make it incredibly comfortable to live in.”

Over the past decade, the owners have continued to enhance the property while respecting its character. “Adding the wood-burning stove has made the living space even cosier during the winter, while the new sun terrace has become our favourite place to sit and enjoy the garden,” they say. “Every improvement has been made to complement the house rather than change what makes it so unique.”

Outside, the beautifully landscaped garden has been designed to provide a peaceful and private retreat. “It’s wonderfully easy to maintain but feels incredibly established,” they say. “The cottage-style planting has softened the space beautifully, and in the warmer months we open the doors and the house flows seamlessly into the garden. It’s perfect for entertaining, with several seating areas where friends and family can relax from morning coffee through to evening drinks.”

The Coach House enjoys an enviable position within the picturesque Tunstall Hamlet, surrounded by countryside yet close to excellent everyday amenities. “We love waking up to birdsong, hearing the church bells and seeing wildlife all around us,” say the owners. “There are beautiful walks straight from the doorstep, an Outstanding primary school just a few minutes away, and a lovely café and children’s park within walking distance. It’s peaceful but incredibly convenient.”

“One of the hardest things to leave will be the community,” they reflect. “Many neighbours have become great friends, and there’s a genuine sense of people looking out for one another. We’ll also miss the feeling this house gives us. It’s full of warmth, history and personality, and it never fails to make visitors say, ‘Wow.’”

* 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.





STEP INSIDE

Fine & Country are delighted to present The Coach House, an exceptional Grade II Listed home where charming period character meets elegant contemporary living. Nestled behind electronically operated five bar wooden gates within the highly desirable Kentish village of Tunstall, this beautifully converted former coach house offers an enviable lifestyle, combining timeless charm, elegant interiors and complete privacy in one of the area's most sought after settings.

Originally serving the historic Hales House estate, The Coach House has been sympathetically transformed to create a home where history remains at its heart. Original detailing, exposed brickwork and rich oak beams offer subtle reminders of the building's former purpose, while desirable 21st century additions, including underfloor heating, timber framed windows adorned with plantation shutters, and elegant oak and stone flooring, ensure the property is perfectly suited to modern family life. The result is a pleasing blend of charming period features and refined contemporary finishes, creating a home that feels both timeless and effortlessly stylish.

At the heart of the home is a magnificent double aspect family room where a beautifully crafted Shaker style kitchen flows seamlessly into generous dining and informal seating areas, creating an inviting space equally suited to relaxed family life and entertaining on a grander scale. Thoughtfully designed with both everyday living and social occasions in mind, it is a room where family and friends will naturally gather. A dedicated utility room keeps the practicalities neatly tucked away, allowing the main living space to remain the true hub of the home.

Providing a wonderful contrast, the formal living room is a welcoming retreat. Bathed in natural light from its double aspect, with French doors opening onto the gardens at either end, it is a room designed for every season. During the cooler months, the fireplace with its impressive log burning stove creates a warm and inviting focal point, while in the summer the doors can be opened to blur the boundary between house and garden. A cloakroom completes the thoughtfully planned ground floor.

The first floor continues the home's impressive sense of space and character. Four beautifully proportioned double bedrooms are enhanced by striking vaulted ceilings, creating light filled and elegant accommodation throughout. The principal bedroom and second bedroom each benefit from luxurious en suite shower rooms, while an equally well-appointed family bathroom, complete with both a bath and separate shower, serves the remaining bedrooms, making the layout ideal for modern family life and visiting guests alike.





STEP OUTSIDE

Outside, the gardens complement The Coach House beautifully, creating a peaceful and wonderfully private sanctuary. Mature wisteria gracefully adorns the house, while established borders filled with specimen trees, shrubs and herbaceous planting provide colour, texture and year-round interest. A paved terrace extends naturally from both the kitchen and living room, leading onto an attractive lawn and a second sun terrace, perfectly positioned for al fresco dining, summer entertaining or simply enjoying the tranquillity of the surroundings.

Approached through electronically operated five bar wooden gates, the generous frontage immediately sets the tone for the home beyond. A large fine shingle driveway provides parking for numerous vehicles, while the garage offers secure parking together with excellent storage.

Tunstall is one of Kent's most desirable village settings, prized for its peaceful surroundings, strong sense of community and beautiful countryside. Surrounded by rolling farmland, orchards and an extensive network of public footpaths and bridleways, it offers an idyllic setting for those who enjoy the outdoors. The village itself is home to a highly regarded primary school, a historic parish church, a popular café and recreation ground, while nearby Sittingbourne provides an excellent range of shopping, leisure, and everyday amenities. For commuters, high speed rail services connect Sittingbourne with London St Pancras in around an hour, while the nearby A2 and M2 offer convenient road links to Maidstone, Canterbury, the Kent coastline, and the capital. Combining rural charm with excellent connectivity, Tunstall continues to be one of the area's most sought after places to call home.

The Coach House is far more than a beautifully converted period home. It is a rare opportunity to own a property where heritage has been carefully preserved, contemporary comforts have been thoughtfully introduced, and every detail has been considered to create a home of enduring character, timeless elegance, and exceptional lifestyle appeal.

Freehold | Council Tax Band G | EPC Rating D

Property is in a conservation area.

Utilities: Electric / Gas / Mains Water / Mains Drainage / Cable TV or Satellite / Broadband

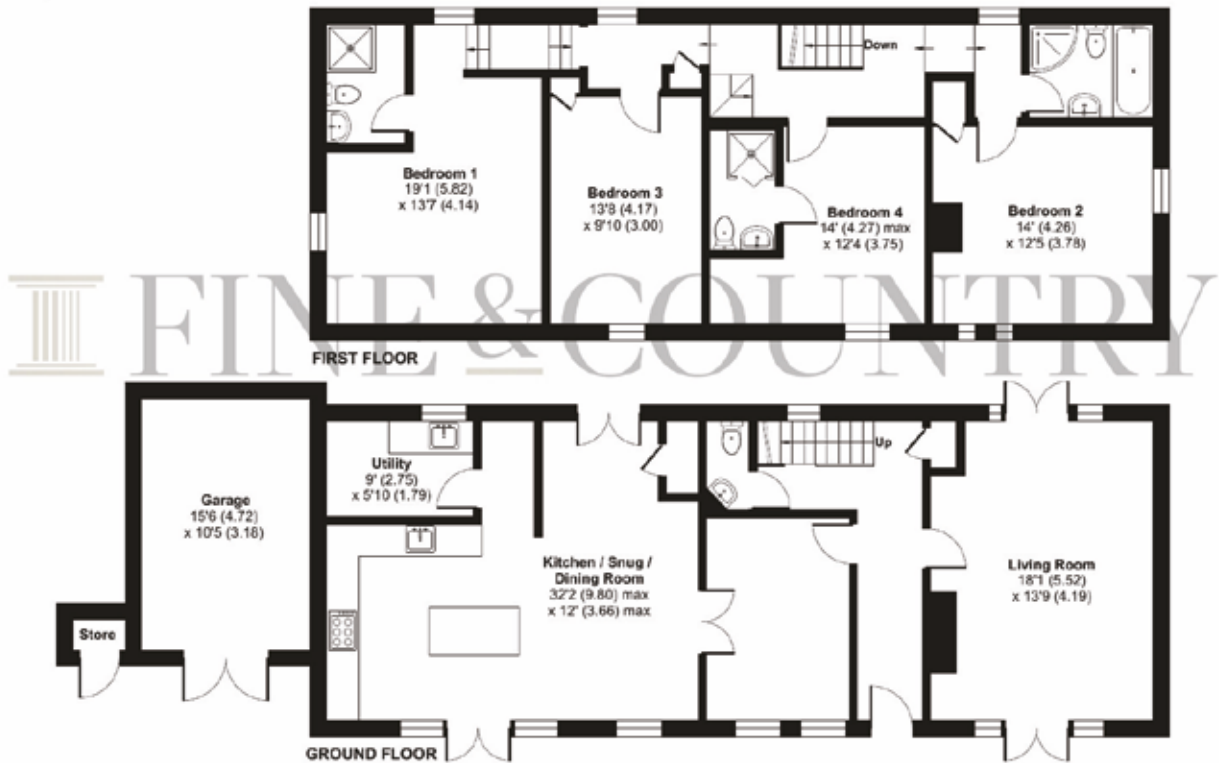
For mobile phone coverage in the area please look online. Superfast Broadband is available at the property for more information please look online

Guide price £775,000 - £800,000



The Coach House, Tunstall Road, Tunstall, Sittingbourne, ME10

Approximate Area = 1876 sq ft / 174.2 sq m
Garage = 162 sq ft / 15 sq m
Outbuilding = 6 sq ft / 0.5 sq m
Total = 2044 sq ft / 189.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Fine & Country (Kent). REF: 1493455



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