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Spelmonden Road, Horsmonden

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Main Description

This exceptional 18th-century Grade II listed barn conversion is a truly special home. Offering three bedrooms, five reception rooms, a detached one-bedroom annexe, a double garage and approximately half an acre of grounds, the property enjoys far-reaching views across the surrounding countryside and an enviable sense of space and privacy. The house is approached through the front door into a welcoming lobby, which opens into the impressive dining room. Here, the eye is immediately drawn upwards to the striking vaulted ceiling and exposed roof timbers, creating a wonderful sense of volume and showcasing the building's historic character. From the dining room, the accommodation flows naturally into the kitchen and breakfast room. The stylish kitchen combines contemporary functionality with the timeless appeal of the original barn, with exposed beams throughout providing a constant reminder of its fascinating heritage. A useful utility/boot room and downstairs cloakroom are conveniently positioned just off the kitchen. The generous reception accommodation has a wonderfully sociable, open-plan feel, with the principal living room flowing naturally into an adjoining snug. This versatile arrangement works equally well for family life, quiet evenings or entertaining. Upstairs, there are three spacious and well-proportioned bedrooms, several benefiting from built-in wardrobes and useful storage within the eaves. The family bathroom and en-suite both feature underfloor heating, providing an additional level of comfort. There is also considerable potential, subject to the necessary planning consents, to utilise the existing roof space and create a second floor incorporating one or two further bedrooms. The main barn offers an exceptional amount of space and flexibility, ideally suited to modern family living, working from home and entertaining. While the property has already benefited from some thoughtful modernisation, there remains exciting scope for a new owner to further enhance and personalise the accommodation, while retaining and celebrating the remarkable character and charm of this historic building.





- THREE BEDROOM DETACHED 18th CENTURY BARN CONVERSION
- APPROXIMATELY 1/2 ACRE GARDENS
- STUNNING COUNTRYSIDE VIEWS
- CRANBROOK SCHOOL CATCHMENT AREA
- COUNCIL TAX BAND G
- DETACHED ONE BEDROOM ANNEX
- GRADE II LISTED GARDENS
- OFF-ROAD PARKING AND DOUBLE GARAGE
- EPC RATING E

