



Bellmans Green Barn Prettymans Lane, Edenbridge - TN8 6LU

Guide Price £1,100,000





# Bellmans Green Barn Prettymans Lane

Edenbridge

A rare combination of historic character, contemporary luxury and highly versatile living space. Its sympathetic refurbishment, bespoke kitchen, luxurious bathrooms, energy-efficient heating systems and exceptional outdoor facilities make it an outstanding home for those seeking something truly individual. With its wraparound gardens, dedicated home office, workshop, entertaining areas and secure gated parking, this remarkable property has been designed to meet the demands of modern living without compromising its original charm. A home that successfully brings together the character of a historic barn and the comfort, style and efficiency of a thoroughly modern residence.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A





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A truly distinctive and beautifully refurbished, detached, barn style, character property, dating back approximately 200 years. Originally relocated to its present position in the 1960s, this charming timber-framed barn has been thoughtfully transformed into an exceptional contemporary home, seamlessly blending its historic character with sophisticated modern design, high-quality finishes and impressive energy-efficient features.

The property retains an abundance of original character, with exposed beams and vaulted ceilings complemented by replacement and freshly painted oak weatherboarding, a traditional brick and block base, and recent extensions that enhance both the space and versatility of the accommodation. Quality hardwood double-glazed windows feature throughout, while extensive insulation ensures the house remains warm and comfortable all year round.

At the heart of the home is a spectacular, newly installed bespoke kitchen, designed to combine style with practicality. Featuring elegant quartz worktops, an island with breakfast bar, a traditional butler sink with hot tap, an integrated wine fridge and a Smeg range cooker, this is a wonderful space for both everyday family life and entertaining.





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Additional features include an American-style fridge/freezer, useful utility cupboards and integrated cupboards housing the plumbing for a washing machine and tumble dryer. A fully glazed stable door with matching glazed side panel provides a lovely connection to the garden, allowing natural light to flood the space.

The ground floor benefits from attractive tiled flooring with underfloor heating throughout, creating a comfortable and cohesive living environment. An inviting entrance hall provides a practical coat-hanging area and access to a stylish cloakroom, complete with a contemporary bowl sink.

The impressive open-plan reception accommodation incorporates a lounge, dining area and snug, creating a wonderfully sociable arrangement while retaining distinct areas for relaxing and entertaining. Exposed ceiling beams and characterful detailing sit beautifully alongside the modern finishes, while bi-folding doors open directly onto the side garden, extending the living space outdoors during the warmer months.

Energy efficiency has been carefully considered, with an air-source heat pump, solar panels and substantial insulation helping to make the property exceptionally economical to run.





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Stairs rise to the first-floor landing, where glass balustrading creates a light and contemporary feel, enhanced by an attractive ceiling lantern. The principal bedroom is a particularly impressive retreat, featuring three deep double wardrobe cupboards, a ceiling lantern and Juliet balcony. The luxurious en-suite bathroom has been designed with relaxation in mind, incorporating a generous double-ended bath, a double-bowl vanity unit and a rain-shower enclosure finished with striking black detailing.

Bedroom two is a comfortable double room, while bedroom three is full of character, with a vaulted beamed ceiling, hardwood flooring and Velux windows fitted with electric blinds. An adjoining en-suite cloakroom adds further convenience. A separate family shower room completes the first-floor accommodation, featuring a contemporary rain shower.

**STEP OUTSIDE** - One of the property's most appealing features is its wonderfully established garden, which wraps around all four sides of the house, providing a variety of outdoor spaces for relaxation, entertaining and family enjoyment.





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Mature trees and ornamental shrubs create a private and attractive setting, complemented by more than 40 outdoor lights that bring the grounds to life after dark. Extensive patio areas, accessed directly from both the kitchen and snug, provide excellent spaces for al fresco dining and entertaining. A particularly attractive feature is the aluminium pergola/garden room, fitted with a retractable roof and pull-down sides, allowing it to be enjoyed in a variety of weather conditions. A hot tub adds a further touch of luxury, creating an ideal setting in which to unwind. The grounds also offer excellent practical facilities, including a large workshop with power and lighting, a vegetable garden and a dedicated outdoor washing area. Three external cold-water taps, an additional hot-water tap and a butler sink provide exceptional convenience for gardening and washing muddy boots or the family dog. Adding considerable versatility is a newly installed, separate **home office/cabin**, complete with power, heating, lighting, double doors and a freestanding air-conditioning unit. This is an ideal space for home working, running a business or creating a private studio away from the main house. To the front, a gravel driveway provides ample off-road parking and is secured by an electric entrance gate, offering both convenience and peace of mind.





# Prettymans Lane, Edenbridge, TN8

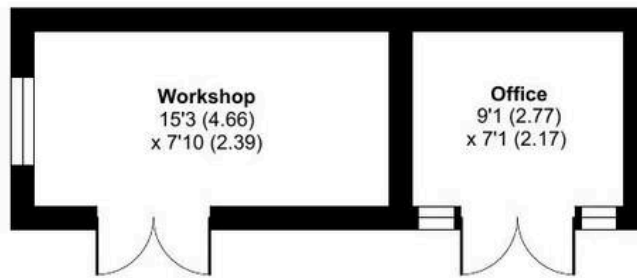
Approximate Area = 1524 sq ft / 141.5 sq m

Limited Use Area(s) = 35 sq ft / 3.2 sq m

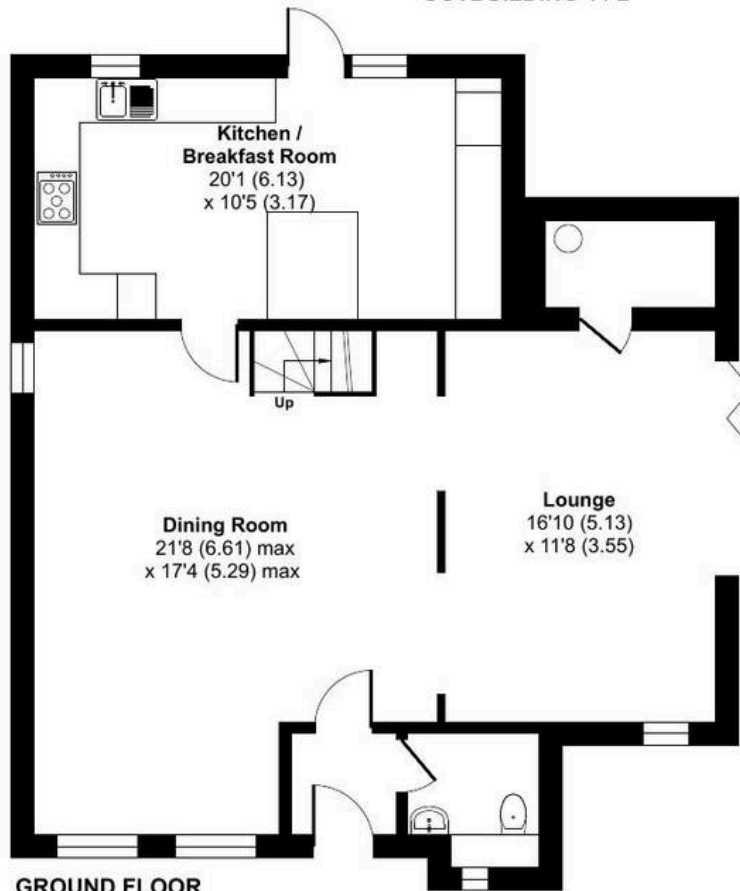
Outbuilding = 184 sq ft / 17 sq m

Total = 1743 sq ft / 161.7 sq m

For identification only - Not to scale

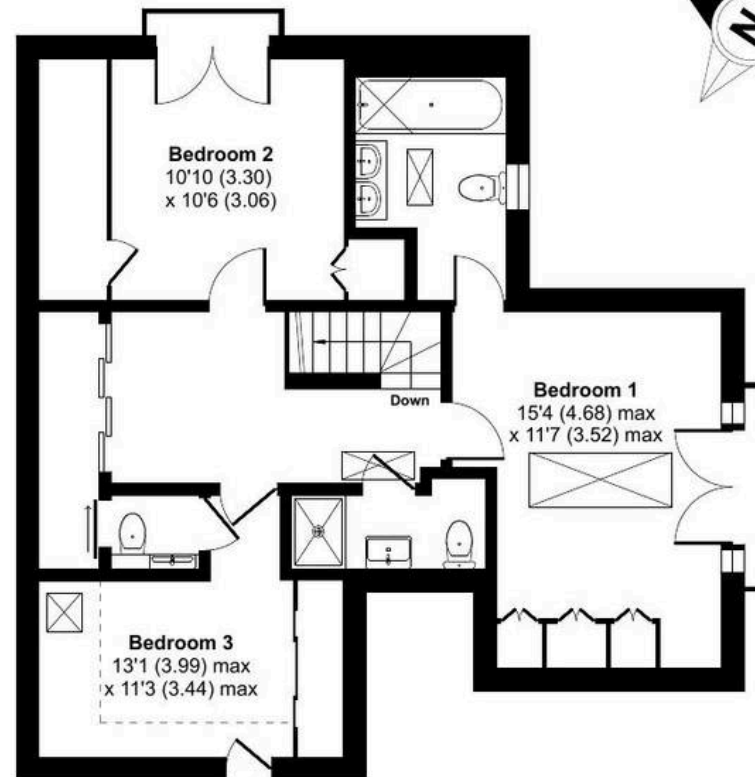
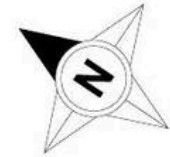


OUTBUILDING 1 / 2



GROUND FLOOR

Denotes restricted  
head height



FIRST FLOOR





## Fine & Country

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