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£699,950 FREEHOLD



HOPE MILL, STATION ROAD, GOUDHURST, KENT, TN17 1HA

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A beautiful Grade II Listed former water mill situated on the River Teise which dates back to around 1516. Set in approximately half an acre of delightful, and sympathetically designed, grounds the property is situated within the Cranbrook School Catchment Area.

Location:

Hope Mill is situated on the outskirts of the popular and beautiful Kentish village of Goudhurst, renowned for its' architecture and hill top position. The village has a selection of local independent shops (including a bakery, Post Office and pharmacy) and three acclaimed pubs offering excellent food. Goudhurst has its own state primary school (awarded 'Outstanding' by Ofsted) and a large selection of prep schools nearby. The property falls within the catchment area for Cranbrook School but within easy commuting distance of a wide variety of alternative local private schools.

The village offers good access to the A21 and motorway network, and is only a 20 minute drive from Royal Tunbridge Wells. There is a mainline station at nearby Marden with fast and frequent trains serving London Bridge, Waterloo East, Cannon Street and Charing Cross (approximately 55 minutes) to the North, and Ashford to the South.

Description:

Hope Mill stands on the edge of the village, close to the public entrance to Finchcocks House. The Mill is one of five original mills situated along the River Teise from its source in Tunbridge Wells. The mill was an item in the Will of Richard Culpeper of Ardingly, son of Walter Culpeper of Bedgebury. Hope Mill appears on several maps of Kent during the 17th Century, famous for ground corn and "Brazool" for dyers, a dye extracted from Brazil wood. In 1837, the mill continued to operate and flood gates were installed in 1884. The mill was closed down during the 1914-1918 war as it was not grinding the correct kind of flour. After the war it continued to operate but ceased operations in 1925 and was abandoned in 1936. In 1937 much of the machinery was sold, the main wheel, however, remains intact but in need of refurbishment. Listed Building Consent was

granted in 2003 to allow repair works to take place, but the work was never carried out by the then owner.

Water mills were used in Greece as early as the 3rd Century BC but it was the Romans who invented the mill as we know it today, incorporating a vertical wheel on a horizontal shaft. According to the Domesday Book there were more than 6,000 water mills in England during the late 11th Century. By the 19th Century this figure had grown to an estimated 20,000, with their numbers beginning to dwindle after the Industrial Revolution and currently now only about 500 survive. Many of these remaining water mills have been skilfully converted into highly desirable homes, their combination of history, rarity and charming architecture, not to mention their tranquil setting, ensures that they are always very much in demand.

Hope Mill Today:

Some years ago, the mill had been painstakingly and extensively restored turning it into a delightful and historic family home. However, the mill has been unoccupied for some time and is now in need of refurbishment. The property has the benefit of oil-fired central heating which is currently untested. The accommodation is spacious, full of character and possibilities. Importantly the old water mill remains in situ but is in need of refurbishment, planning consent was granted but currently lapsed.

Viewing: by appointment only.

Directions: From the centre of Goudhurst village head down the hill (West) on the A262 in the direction of Tunbridge Wells. After approximately one mile you'll see a sign for Finchcocks Museum on the left hand side by an Oast House. The driveway for Hope Mill is immediately after the Oast House. Parking for Mill House is on the right-hand side of the driveway in front of the house.

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The property comprises:

- Beautifully converted Grade II Listed Kentish water mill
- Exposed beams, stonework and brickwork
- First floor, triple aspect drawing room overlooking the river with inglenook fireplace
- Farmhouse style kitchen and day room
- Dining room
- Utility room
- Master bedroom with ensuite
- Four further bedrooms
- Family bathroom
- Planning permission (lapsed) for new vehicular access
- Planning permission (lapsed) for two-bay oak-framed garage
- Large annex in the garden with expired planning permission for residential use
- Beautifully landscaped grounds featuring the mill wheel

Entrance Porch / Vestibule

7'12 x 3'8"

With natural stone tiled flooring

Door opening through to:

Potential Dining Room or possible garaging

22'3" x 12'5"

Heavily beamed with original door opening to side. Double aspect. Radiator (not working). Further door opening through to boiler room housing oil fired boiler, hot water tank and oil tank serving domestic hot water and central heating (not tested)

Utility Room

7'2" x 6'8"

With radiator, deep butler sink and plumbing for washing machine. Tiled flooring. Exposed beams.

Kitchen / Day Room

23'7" x 22'1"

The Kitchen was fitted out some years ago and probably in need of refurbishment. Currently finished with a granite worktop surface. Oil-fired two-plate double oven AGA (untested). Central island with disused cooker and hob. Inset traditional butler sink. Access hatch from kitchen to the first floor living room. The main living room area of the kitchen overlooks the garden and wheel. Lovely old oak steps and hand-made staircase leading from Kitchen to first floor landing.

(Approach from handmade staircase leading from Kitchen, heavily beamed opening through to:)

Drawing Room

31'11" x 23'6"

Heavily beamed with inglenook fireplace and hearth housing wood burning stove. Traditional hardwood floor. Three radiators. Triple aspect enjoying magnificent views. Interesting hatch through to second floor.

Master Bedroom

23'5" x 12'9"

Double aspect. Two radiators. Exposed beams. Leading through to:

Spacious Ensuite

With feature corner bath with Jacuzzi. Hand wash basin. WC. Room finished in limed oak. Latch door to small cupboard.

Staircase from First Floor landing to Second Floor:

Open Landing

10'7" x 11'3"

With exposed beams and chimney breast brickwork. Radiator.

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Bedroom Two

17'4" x 19'3"

An elevated room with a wealth of exposed beams. Two Velux windows. A fine example of beam-work. Radiator.

Bedroom Three

12'8" x 10'1"

With window and radiator.

Bedroom Four

12'4" x 9'5"

With window, radiator and wash basin.

Bedroom Five

11'7" x 6'6" minimum

With window, radiator and wash basin.

Family Bathroom

With bath with shower attachment. WC. Wash basin. Beams. Window to roof. Chrome heated towel rail

Outside

Set in just over half an acre of delightful grounds, laid mainly to lawn with shrubs, herbaceous borders and mature trees. Until recently the gardens were nicely landscaped and with a little care could be restored it its formal glory.

Annex Building

A single storey traditionally built with brick and tiled roof, in need of complete refurbishment. Overall measurement 38'4" x 9'5" partially split with a shower room with WC and wash basin (not operative).

Agents Notes

Planning history.

The Planning Consents listed below have all now expired but could be renewed subject to approval by Tunbridge Wells Borough Council.

Planning application no. TW/04/00441/SUB/PJT. Date valid 16th February 2004. Submission of details for site lines for new access pursuant to condition 3 of TW/02/01487.

Planning application no. TW/01902/FUL/AJB. 2 bay oak framed garage. Approved 18th October 2001.

Retrospective planning permission for change of use of ancillary building to self-contained residential annex. Planning application no. TW/95/0432/DS. Date valid 4th August 1995.

Listed building consent for refurbishment of water wheel and reinstatement to working order. Planning application TW/03/01377/LBC/PJT dated 3rd November 2003.

Services: Mains water and electricity are connected to the property. Private drainage (water treatment centre).

ENERGY PERFORMANCE RATING

The property is Grade II listed and no EPC is applicable

COUNCIL TAX

Tunbridge Wells Borough Council Tax Band : G

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Historic photograph from 2018

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FLOORPLANS



MONEY LAUNDERING REGULATIONS

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These details and plans have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.