

Park Farm, Horsmonden, Kent







A rare opportunity to acquire an **idyllic farm** with far-reaching views over its own ring fenced land, totalling 120 acres.

Summary of accommodation

Entrance hall | Kitchen/breakfast room | Larder | Sitting room | Living room | Principal bedroom with en suite bathroom and sauna
Further bedroom with en suite bathroom | Three further bedrooms | Family bathroom | Utility room | Boot room

Annexe

Kitchen | Living/dining room | Two bedrooms with en suite bathrooms | Further bedroom | Bathroom

Garden | Swimming Pool | Paved terrace seating area | Two large gantry balconies overlooking the grounds | Land totalling 120 acres

Multiple large agricultural outbuildings with potential to convert

Approximately 10,697 sq ft (including outbuildings)

Distances

Goudhurst 1.5 miles, Horsmonden 2.3 miles, Paddock Wood 6.7 miles (London Bridge from 39 minutes)

Marden station 5.6 miles (London Bridge from 48 minutes), Tunbridge Wells 10.4 miles, Gatwick Airport 42 miles, Central London 51 miles

(All distances and times are approximate)



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Situation

Park Farm is located a wonderful rural position, within the High Weald Area of Outstanding Natural Beauty. Park Farm is situated almost equidistant from the beautiful and sought-after village of Goudhurst which is well known for its pretty centre with ancient church, duck pond, period buildings, inns and restaurants, and the picturesque village of Horsmonden which also has a good range of local amenities, serving all the usual day-to-day needs including a village shop, chemist, hairdressers, newsagent and doctors surgery.

Tunbridge Wells is about 10 miles away offering a further comprehensive range of shopping, educational and cultural amenities.

The area has excellent road and rail links from the A21 and M25 which provide easy access to London, the south coast and Heathrow and Gatwick international airports. Mainline rail services to London Bridge, Waterloo and Charing Cross operate from Paddock Wood (6.7 miles).

There are a number of well-regarded schools in the area including Holmewood House Preparatory, Tonbridge, Sevenoaks Eastbourne, Dulwich Prep, St Ronans and Malborough House, Benenden and Tunbridge Wells grammar schools and within the Cranbrook catchment area.

Sporting and recreational interests in the area are well served including golf at Ticehurst, Lamberhurst, Rotherfield, Tunbridge Wells and the Royal Ashdown at Forest Row, Racing at Lingfield, Plumpton and Brighton, sailing and water sports at nearby Bewl Water and on the south coast. There is an abundance of country walks, cycling and riding to be had in the surrounding area.







Park Farm

Park Farm is an attractive Grade II listed country house surrounded by beautiful grounds. Park Farm is believed to date back to 1816, and is a striking double roundel oast house, which the current owners converted to a family home in 2002. Park Farm and the surrounding land has been in the same family ownership for nearly 100 years. The property is an exciting opportunity for someone looking to farm the land or perhaps create their own shoot or Vineyard.

The accommodation extends to over 4,200 sq ft arranged over two floors, and offers a great balance between formal and informal living. Accessed off the charming entrance hall on the ground floor are the principal bedroom with en suite bathroom and sauna, roundel bedroom, family bathroom and the roundel sitting room.

The large kitchen/dining room is well equipped with a central work island, fitted appliances, larder and log burner. The kitchen is filled with light by the double doors that open up to the rear garden. There is also a utility, boot room and downstairs wc on the ground floor.







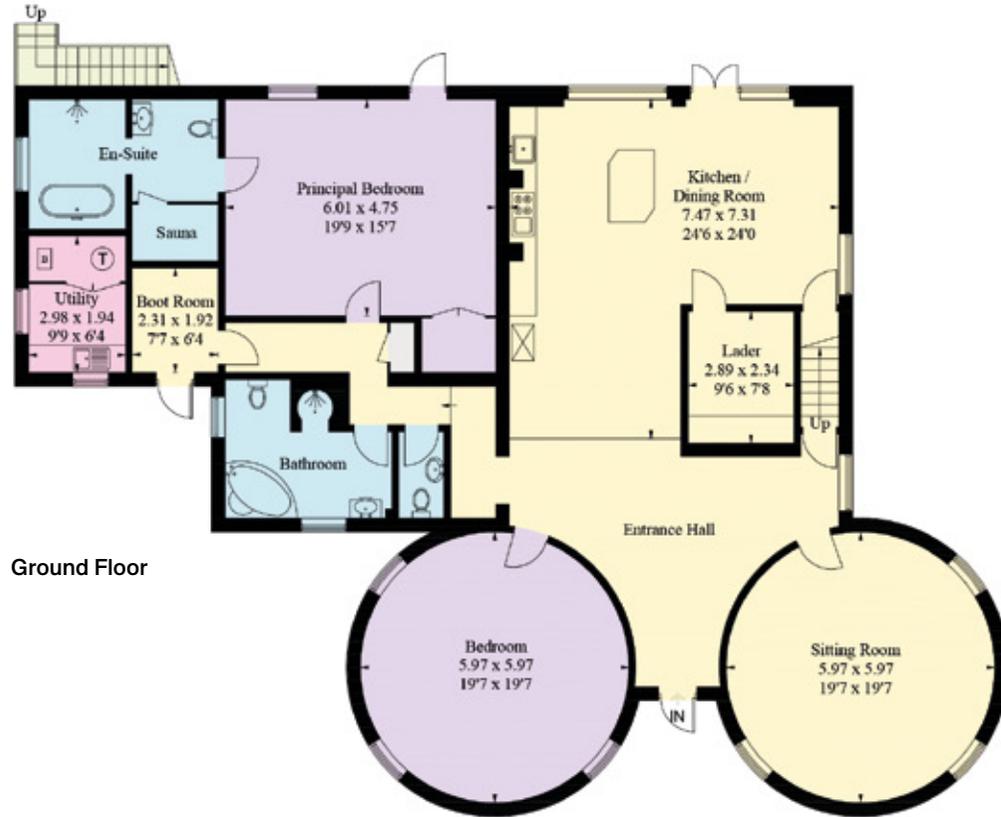
Upstairs is the stunning open plan living room which has direct access out onto the upstairs gantry/balcony which provides glorious views over the gardens and grounds. There is also two bedrooms in the roundels, a further bedroom with en suite bathroom. The rooms have many interesting period features including exposed beams and brickwork and agricultural relics throughout. All of the rooms are light and bright, and generously proportioned with exceptional ceiling heights.



Oast House

Approximate Gross Internal Floor Area
395.4 sq m / 4256 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Ground Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



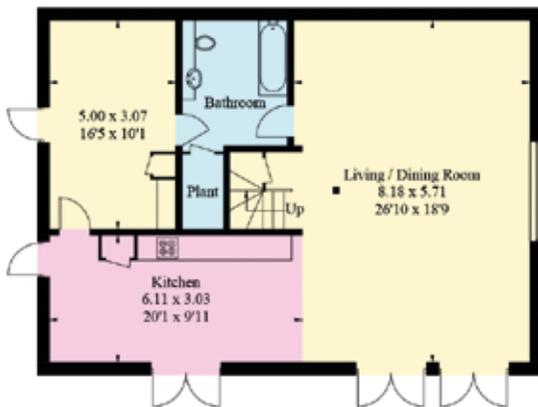
First Floor



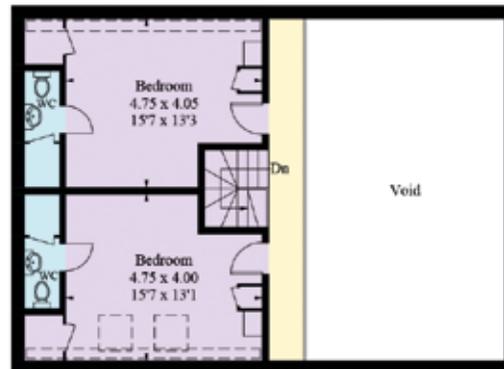
Annexe

Approximate Gross Internal Floor Area
151.5 sqm / 1631 sq ft

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Ground Floor



First Floor

Annexe

Situated next to the main house is the modern annexe. Extending to over 1,600 sq ft and comprising a kitchen, living/dining room, three bedrooms and three bathrooms. The annexe accommodation is flexible and ideal for staying guests.





Gardens and grounds

Sitting within an Area of Outstanding Natural Beauty, the gardens and grounds are an important feature of Park Farm and form the most delightful and tranquil setting, complementing the house extremely well. To the side of the house is a sheltered paved terrace area, ideal for al fresco dining. Steps from the house lead down to the formal garden area where the heated swimming pool is, that enjoys views over the grounds.





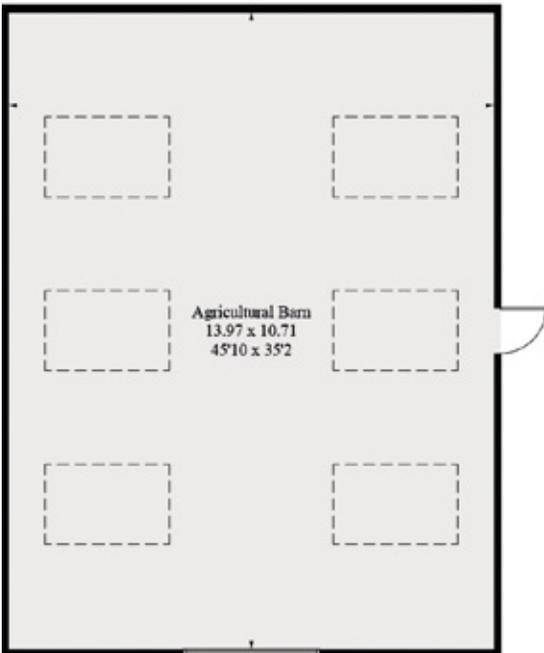


Outbuildings

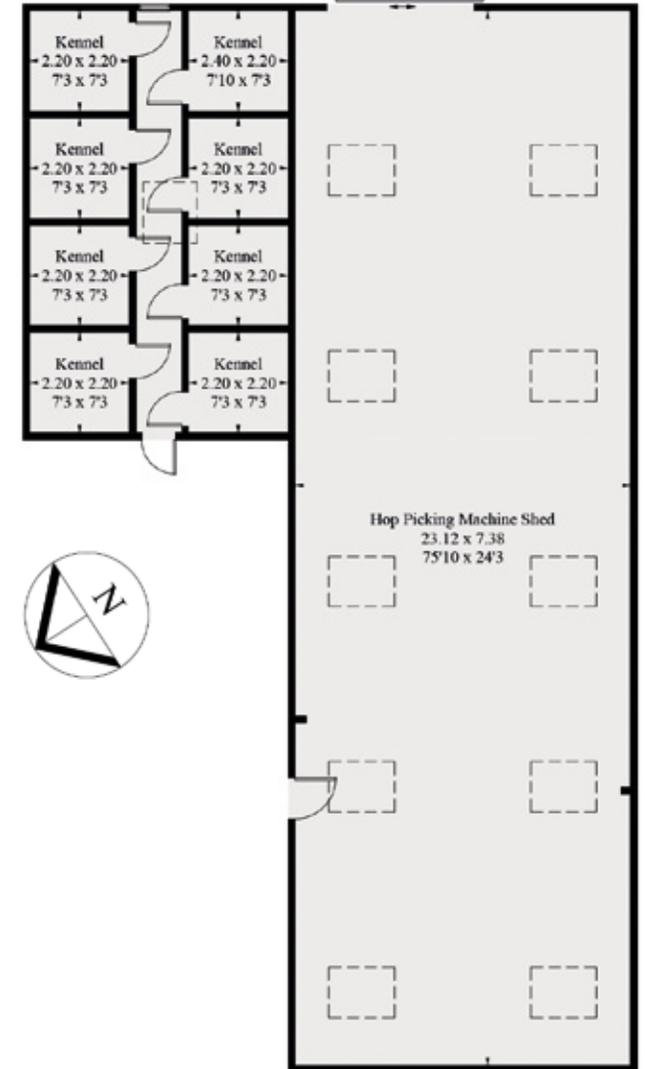
Park Farm has multiple large agricultural buildings which provide a number of opportunities for conversions and storage. The barns were previously used for hops and are currently used as farm machinery and grain storage.

Approximate Gross Internal Floor Area
 Agricultural Barns = 446.9 sq m / 4810 sq ft
 Hop Picking Machine Shed / Kennels
 = 223.7 sqm / 2408 sq ft

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(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

The Land

The land at Park Farm extends to 120 acres and is predominantly down to arable. There are small copses of woodland across the farm extending to approximately 4 acres. Historically, the farm was used to grow hops but has recently reverted to grain farming.

Park Farm benefits from double bank fishing rights on the River Teise. The farm is approached via a large electronically operated gate which opens to a large parking area.

Services

Mains water and electricity.

Oil heating.

Private drainage.

Property information

Postcode: TN12 8EP

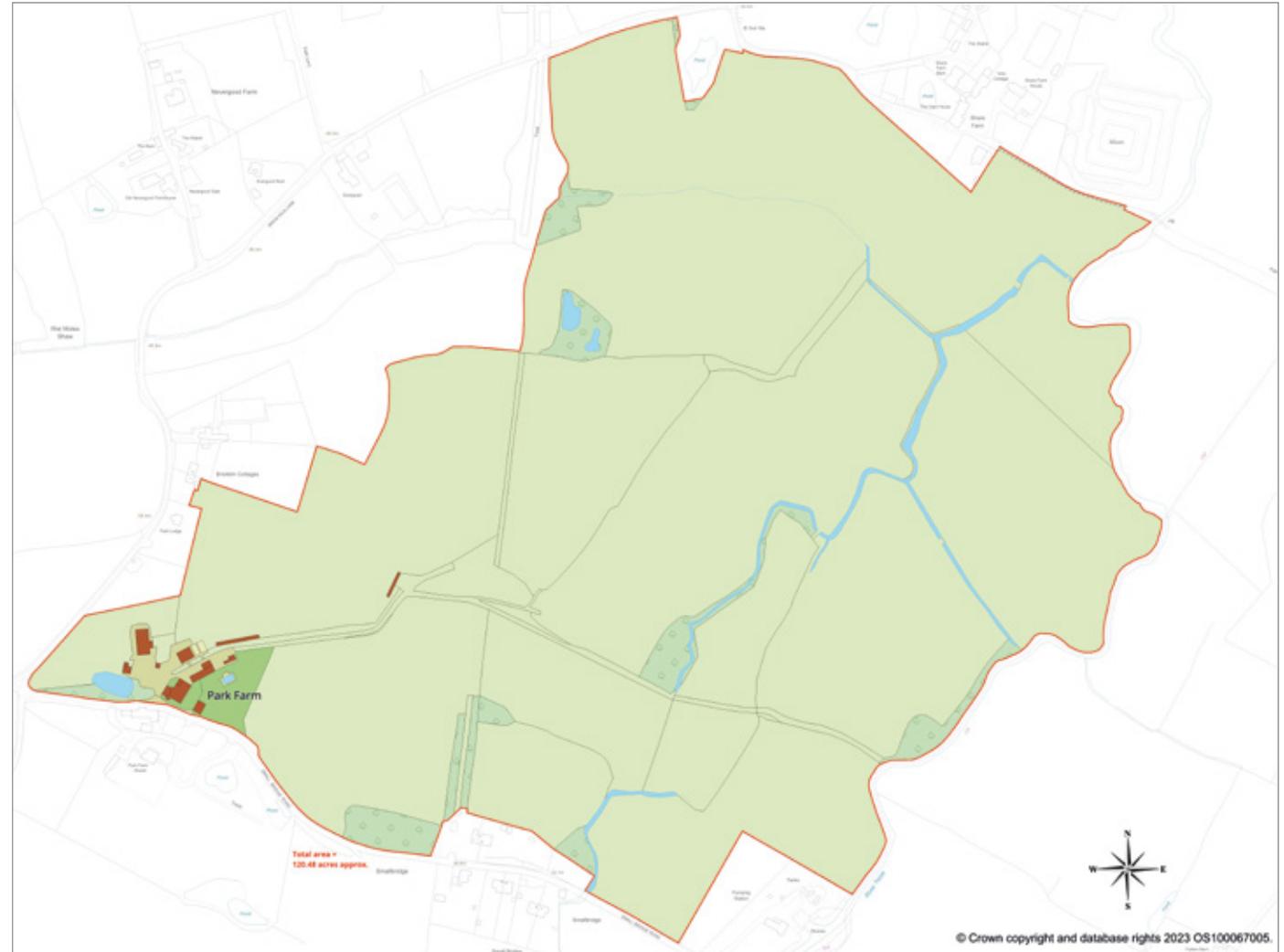
Tenure: Freehold

Local Authority: Tunbridge Wells Borough Council

<https://tunbridgewells.gov.uk/>

Council Tax: Band H

EPC Rating: E



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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