



Abbotsmerry Barn, Penshurst, Kent





Abbotsmerry Barn, Salmans Lane, Penshurst, Kent

A wonderful Grade II listed barn, set in a fabulous rural position, with outstanding views over its gardens and grounds and surrounding countryside towards the historical Penshurst Place Estate. The property offers flexible and beautifully presented accommodation, arranged over three floors, as well as beautiful gardens and stable yard.

Penshurst 1.3 miles, Hildenborough 5.3 miles (London Bridge from 33 minutes), Tonbridge 6.2 miles (London Bridge from 32 minutes), Tunbridge Wells 7.4 miles (London Bridge from 46 minutes), Sevenoaks 10 miles (London Bridge from 24 minutes), Gatwick airport 19.5 miles, London 43 miles. (All times and distances approximate)



Tenure: Freehold

Local authority: Sevenoaks District Council, Tel. 01732 227 000

Council tax band: H

Services: Mains water and electricity. Oil-fired heating. Private drainage.





The Property

Abbotsmerry Barn is an attractive Grade II listed barn which has been sympathetically converted to provide extensive and flexible accommodation arranged over three floors, whilst retaining a wealth of period features including many exposed timbers to walls and ceilings, exposed brick fireplaces with wood burning stoves and a wonderful galleried reception room.

Externally the barn has an imposing clay tiled hipped roof, sandstone plinth and weather boarding. Internally the principal rooms are light and airy with vaulted ceilings and enjoy delightful aspects across the property's grounds and countryside beyond.

The impressive kitchen/breakfast room forms the heart of the home and includes an extensive range of fitted wall and base units, central island with breakfast bar and integrated hob, tiled floor, sitting area with a characterful fireplace and wood burner, and a further sitting area with a fantastic vaulted ceiling and double doors leading out to the rear. There is also a family room, double aspect dining/sitting room and a store room. From the kitchen a door leads to a rear hall providing access to a cloakroom, utility room and a ground floor bedroom with en suite shower room and door to the side.

The fabulous drawing room is on the first floor and has a wealth of exposed timbers, an attractive brick fireplace with wood burner, and a galleried area overlooking the vaulted ceiling of the room below. There are three bedrooms on this level as well as a family shower room. The principal bedroom has the benefit of an en suite bathroom and a dressing room. From the drawing room, stairs lead up to bedroom 5 on the second floor.







Gardens and Grounds

Outside, the house is approached off a private road via a five bar gate opening onto the driveway leading to a parking and turning area and three bay open garage, one of which incorporates a store and outside w.c. There is also a stable yard providing three stables, two store rooms and a 40m x 20m sand school.

The delightful gardens and grounds are a real feature of the property and enjoy an abundance of wildlife with various elevated seating areas including a decked terrace with a sunken pool and an extensive brick terrace with far-reaching views over the gardens and countryside beyond. There are lawned areas, lavender borders, hebes, a kitchen garden enclosed by beech hedging, climbing wisteria, former stable store, azaleas, a sunken garden with hellebores, irises, sedums, an array of herbaceous beds with rhododendrons, rose beds and topiary. The gardens also include a delightful sheltered area, which is a former quarry, with an abundance of hydrangeas and other mature plants. In all about 6.5 acres (to be verified).



Directions (TN11 8DJ)

From the M25, exit at Junction 5 and head south on the A21 (signposted Hastings). After about 4.5 miles, exit at the Sevenoaks/Hildenborough junction. At Morleys Roundabout, take the 2nd exit onto the B245 London Road (signposted Hildenborough). After 1.7 miles, turn right onto Watts Cross Road (which becomes Rings Hill) and continue for 0.8 miles. At the T junction, turn right onto Stocks Green Road (B2027) and continue for 1.7 miles, passing through the village of Leigh, then fork left onto Penshurst Road (B2176). Continue on the B2176 Penshurst Road for 2.1 miles then, immediately after the Penshurst village sign/30 mile an hour speed sign, turn right onto a bridleway (signposted 'Bridle path'). Continue on this private road for about 1 mile and, after a sharp right-hand bend, the gated entrance to Abbotsmerry Barn will be found on the right-hand side.



Situation

The property is located in a wonderful rural position on the edge of the delightful and extremely popular village of Penshurst, widely known for its medieval history connected to Penshurst Place and within the High Weald Area of Outstanding Natural Beauty. Penshurst offers a good range of local amenities with a village shop, pub, tea room, doctors' surgery and monthly Farmers market. The village is also home to one of England's oldest cricket pitches. More extensive shopping facilities and amenities can be found in the nearby towns of Tunbridge Wells, Tonbridge and Sevenoaks. There are excellent road and rail links from the M25, A21 and A26 which provide easy access to London, the south coast, Heathrow and Gatwick airports. Mainline rail services operate from Ashurst, Hildenborough, Tonbridge and Sevenoaks with a regular service to London.

There is an excellent choice of schools in the area including Penshurst, Fordcombe and Chiddingstone primary schools; grammar schools in Tonbridge and Tunbridge Wells; Holmewood House Preparatory in Langton Green, Tonbridge School and The Schools at Somerhill in Tonbridge, Sevenoaks Preparatory, Sevenoaks School and New Beacon Preparatory in Sevenoaks.

Leisure interests in the area are well served with horse racing at Lingfield Park, golf at Hever Castle, Nizels and Tunbridge Wells, sailing and water sports at Bough Beech Reservoir, Haysden Lakes, Bewl Water, Chipstead Lakes and on the south coast. There is an abundance of country walks, cycling and riding in the surrounding area including within Penshurst Place, Hever Castle, Titsey Estate and Winston Churchill's former home Chartwell, all of which are a short drive away.





Approximate Gross Internal Floor Area

House: 323.4 sq m / 3482 /

Outbuilding: 63.4 sq m / 682 sq ft

OTAL: 386.8 sq m / 4167 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 below.



Knight Frank
Tunbridge Wells
47 High Street
Tunbridge Wells
Kent TN1 1XL
knightfrank.co.uk

I would be delighted to tell you more
Simon Biddulph
01892 515035
simon.biddulph@knightfrank.com



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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Particulars dated May 2023. Photographs and videos dated November 2021 & May 2023.

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