

Lovehurst Manor, Lovehurst Lane, Staplehurst, Kent

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A wonderful country house, listed Grade II and a Scheduled Monument by Historic England, surrounded by its own historic moat and located in a truly magical setting. The property offers elegant and well-proportioned family accommodation, in excess of 4100 sq ft, as well as an unconverted oast house, former dairy, numerous outbuildings and delightful gardens and grounds extending to over 72 acres.

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### Summary of accommodation

#### Lovehurst Manor

**Ground Floor** Drawing room | Sitting/dining room | Family room  
Cloakroom | Kitchen

**First Floor** 5 bedrooms (one with en suite bathroom) | Family bathroom

**Second Floor** 1 bedroom | Snug/attic room | Loft store

#### Outbuildings

Unconverted oast house | Barn | Former dairy | Two hop cottages  
Further outbuildings

**In all about 72.6 acres**



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## Distances

Staplehurst station 2.3 miles (London Bridge from 52 minutes)

Cranbrook 4.6 miles | Marden station 5 miles (London Bridge from 49

minutes) Goudhurst 5.6 miles | Tunbridge Wells 15.6 miles | Ashford

International station 20 miles (London St Pancras from 36 minutes)

Central London 50 miles (Distances and times approximate)

## Situation

The property is situated in a fabulous rural position, yet within close proximity to Staplehurst and Marden which offer local amenities serving everyday needs including village stores, bakers, butchers, pharmacy, post office, health centre, primary schools and a good range of pubs. Nearby is the beautiful Wealden village of Goudhurst which is well known for its pretty centre, ancient church, duck pond, period buildings, inns and restaurants. The regional centre of Royal Tunbridge Wells provides an extensive range of shopping, commercial, recreational and cultural facilities as well as a mainline station. Train services to London are available from Staplehurst, Marden or Paddock Wood with a regular service to London Bridge and Charing Cross. The M20 provides access to the south coast and M25/national motorway network, Gatwick and Heathrow airports, the Channel Tunnel and ferry ports. There is an excellent choice of state and private schools in the area with good access to Benenden, Cranbrook, Sutton Valence, Tonbridge and Sevenoaks schools. The property sits within the Cranbrook School Catchment Area. Leisure amenities in the area include golf at a number of courses; riding and walking in the surrounding countryside; sailing and fishing at Bewl Water and on the south coast; and historic properties nearby including Leeds, Bodiam and Scotney Castles and Sissinghurst Castle Gardens.









## The Property

Lovehurst Manor is a wonderful Grade II listed country house, believed to date back to the mid 17th century, in a magical setting within almost 73 acres of fabulous gardens and grounds. This moated site is listed as a Scheduled Monument by Historic England and is of particular importance because the moat survives to a greater extent than most examples, therefore exhibiting considerable diversity of features including a section of outer retaining bank and a well-defined integral fish pond. The moat, although partially scoured, remains of high archaeological potential as it has remained water-filled throughout its history and therefore provides excellent conditions for the survival of perishable artefacts and of evidence of the economy and environment of the manor during its lifetime. Only around 6,000 moated sites are known in England.

Internally, the house offers elegant and well-proportioned accommodation with a characterful double aspect drawing room with attractive brick fireplace at the front of the house, and a double aspect family room with a door to the side. An inner hall gives access to an impressive sitting/dining room which enjoys beautiful bay windows overlooking the moat and French doors opening out to the lawned gardens. The kitchen has a range of fitted wall and base units, Aga cooker and windows and door to the side. A staircase from the reception hall also leads down to a generous cellar.

On the first floor, there are five bedrooms and a family bathroom. The principal bedroom is double aspect with an attractive bay window overlooking the moat and gardens to the rear and also benefits from an en suite bathroom and walk-in wardrobe. There is a further bedroom on the second floor as well as a snug/attic room and a spacious room used for storage.

## Agent's Note

A pair of semi-detached cottages are available by separate negotiation. Each cottage has two bedrooms, private garden, and an open bay car port with attached store room.





**Approximate Gross Internal Floor Area**

Main House: 382.9 sq m / 4,121 sq ft

Cellar: 54.9 sq m / 591 sq ft

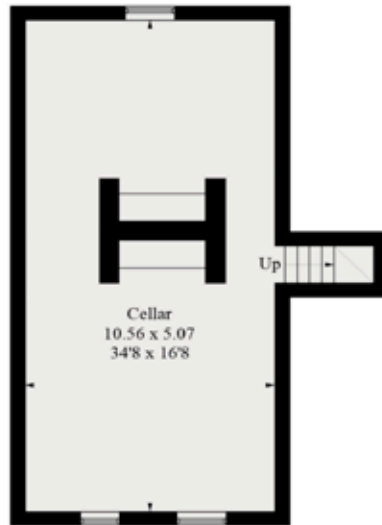
Total: 437.8 sq m / 4,712 sq ft

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.

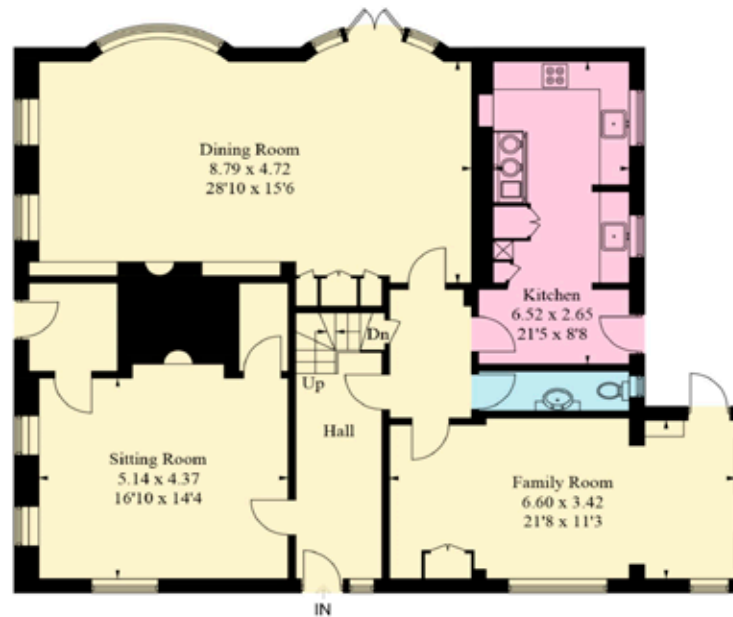


**First Floor**

**Second Floor**



**Cellar**



**Ground Floor**





## Gardens and Grounds

The property is approached over a long driveway leading to the outbuildings. The driveway continues, over the historic moat via a small stone bridge, to the house. Adjacent to the main house there is a substantial unconverted oast house of circa 1900 sq ft which offers huge potential to convert (subject to obtaining the necessary planning consents). The beautiful gardens and grounds surrounding the property are laid to lawn, leading down to the moat, and interspersed with a multitude of mature trees and shrubs. Beyond the moat, there are various fields and areas of woodland. There are numerous outbuildings which include an unconverted barn, a substantial former dairy and hop cottages. On the western boundary there is an aqueduct and in all the property extends to 72.6 acres.

### Agents' Note

There is a public footpath, to the south of the house, which runs along the southern boundary of the stream.



## Property information

Tenure: Freehold.

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

Local authority: Maidstone Borough Council, Tel. 01622 602000.

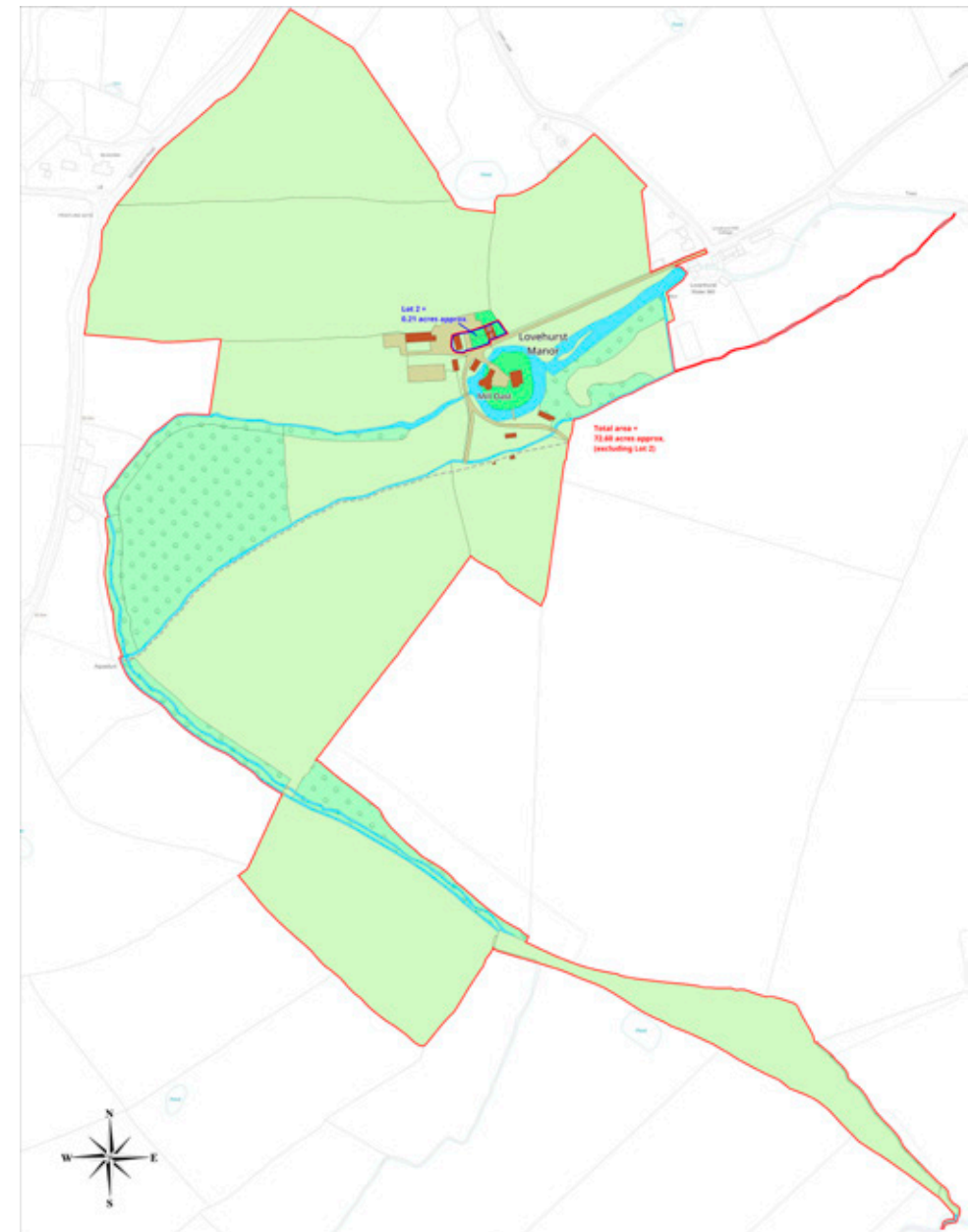
Council Tax Band: G

## Directions (Postcode: TN12 0EY)

From the centre of Staplehurst village, proceed on the High Street (A229) in a southerly direction towards Cranbrook/Hastings. On leaving the village, just after the 50 mph sign/ left bend sign, turn right onto Cork Lane. Continue for 0.4 of a mile and, where Cork Lane bends round to the right, take the driveway immediately straight head where the property will be found after 0.1 of a mile.

## Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



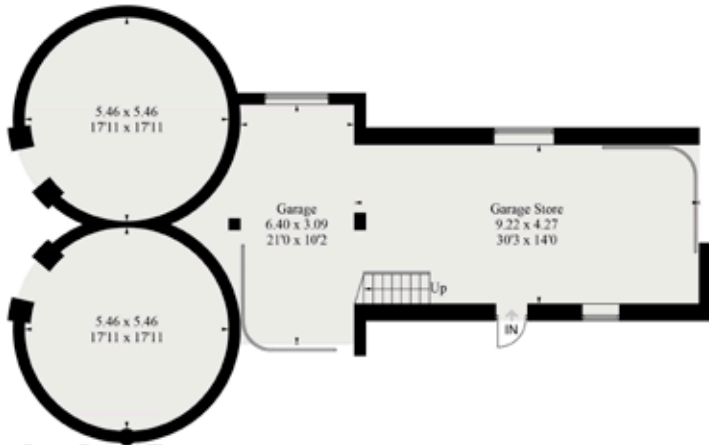
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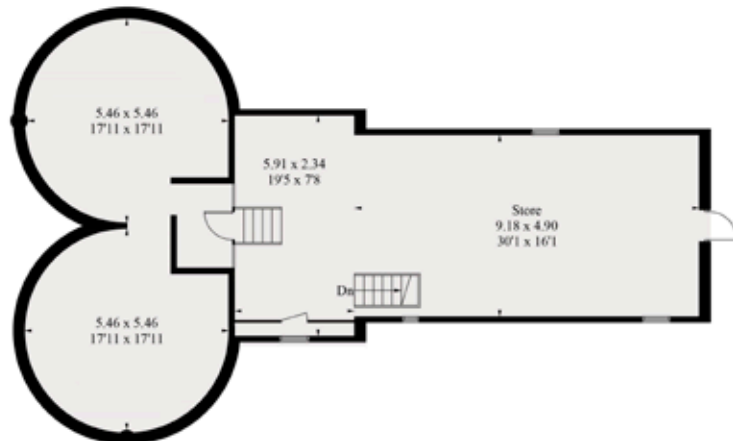
Title: Lovehurst Manor

Date: 07/05/2024 Plan Ref: Scale: 1:4500 at A4

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Oast - Ground Floor



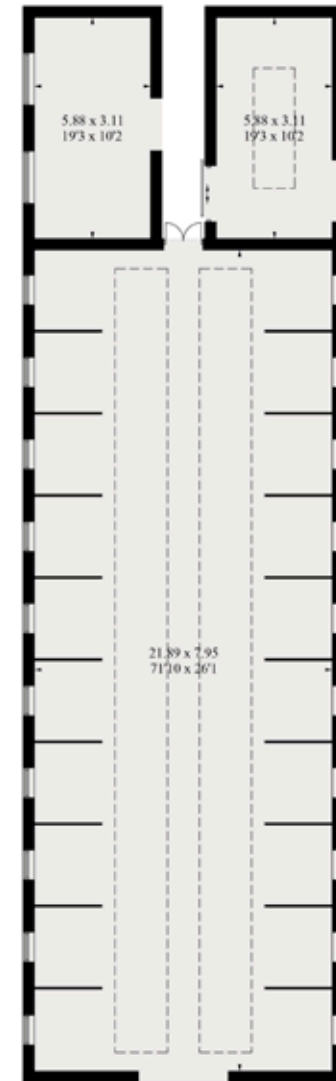
Oast - First Floor

Approximate Gross Internal Floor Area  
 The Oast House: 223.2 sq m / 2,402 sq ft  
 Outbuildings: 275.8 sq m / 2,969 sq ft  
 Total: 499 sq m / 5,371 sq ft

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(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Dairy



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 2024]. Photographs and videos dated [May 2024].

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