

Lampkyns, Horsmonden, Kent





A wonderful **Grade II listed country house** with a barn conversion and stabling, set in the most delightful gardens and grounds and within the Cranbrook School Catchment Area

Summary of accommodation

Reception hall | Drawing room | Dining room | Conservatory | Family room | Kitchen/breakfast room | Utility room | Study | Downstairs WC

Principal bedroom with en suite bathroom and dressing room | Further bedroom with en suite bathroom | Four further bedrooms
Two family bathrooms

Approximately 4,400 sq ft

Barn: Kitchen | Living room | Downstairs WC | Bedroom | Bathroom | Wine cellar

The Potting Shed: Bedroom and Bathroom

Garaging | Stables | Swimming pool | Pool house | Tennis court | Paddocks

Mature gardens and grounds

In all about 5.22 acres

Distances

Horsmonden 1.6 miles, Paddock Wood 5.2 miles (London Bridge from 39 minutes) Tunbridge Wells 10 miles, Central London 53 miles
(All distances and times are approximate)



Knight Frank Tunbridge Wells
47 High Street
Tunbridge Wells
TN1 1XL
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Simon Biddulph
01892 772942
simon.biddulph@knightfrank.com

Knight Frank Country Department
55 Baker Street
London
W1U 8AN
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Edward Rook
020 7861 5115
edward.rook@knightfrank.com

Charlotte Hall
020 3866 7826
charlotte.hall@knightfrank.com

Situation

Lampkyns is located on a no through road, just outside the picturesque village of Horsmonden, and within the catchment area for the popular and historic Cranbrook School (grammar). The village 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 (5.2 miles).

There are a number of well-regarded schools in the area including Holmewood House Preparatory, Tonbridge, Sevenoaks Eastbourne, 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.





Lampkyns

Lampkyns is an attractive Grade II listed country house surrounded by beautiful gardens and grounds. Lampkyns dates back to the 16th century and is built in the Sussex vernacular style with red brick and tile-hung roof. The current owners, who have lived here for over 30 years, have enhanced the property.

The enhancements include complete re-decoration, re-wiring, re-plumbing and the addition of extra accommodation and conservatory. All of the works have been done very sympathetically to preserve the history and architectural style of the property. Interesting period features can be seen throughout the property, including exposed beams, leaded windows, and original inglenook fireplaces. Lampkyns is a superb family home that enjoys the character of a historic property combined with the modern amenities required for family living in the country.

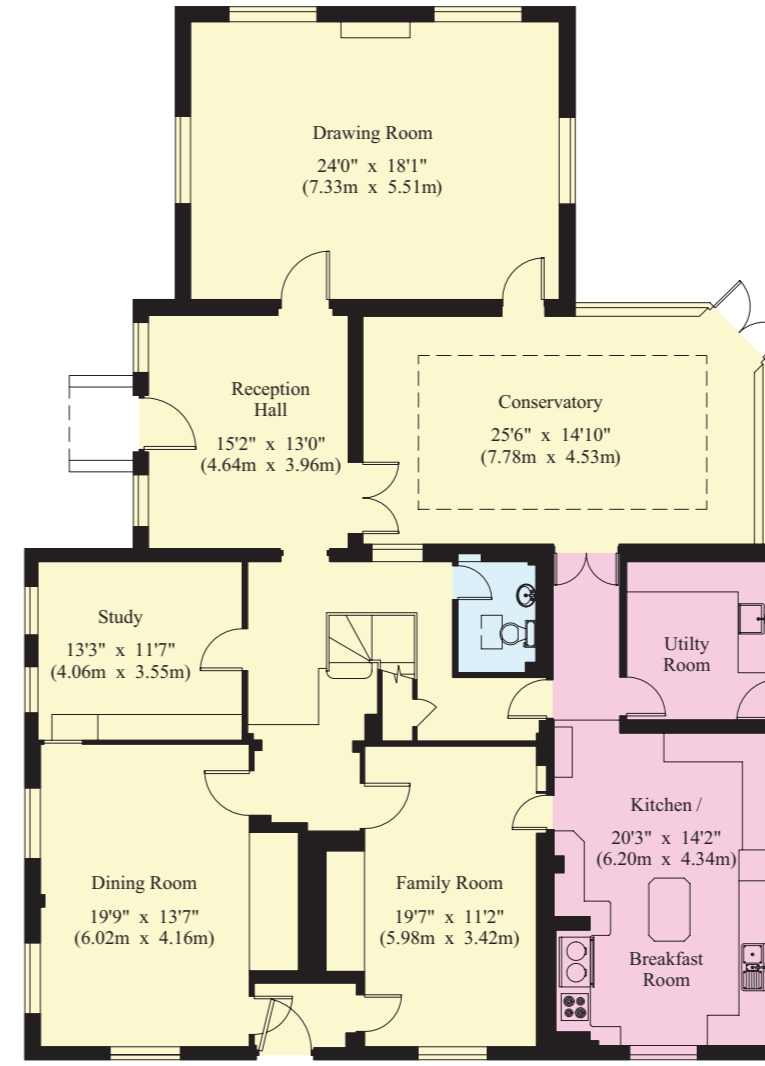
The house is a beautifully presented property; the accommodation extends to over 4,300 sq ft arranged over three floors, and the space is well balanced between formal and informal living. Stepping in through the wooden panelled entrance door, you are greeted by the charming reception hall. The main reception rooms are accessed off the reception hall and comprise a triple aspect drawing room, dining room with an impressive inglenook fireplace, and the conservatory, which is filled with light. The kitchen/breakfast room is well-equipped with a central work island, fitted Miele and Neff appliances and an oil-fired AGA.

Also on the ground floor is a family room, study, utility and WC. The first and second floors are well-served with accommodation. There is a generous principal bedroom suite with en suite bathroom and dressing area. There is another bedroom with en suite bathroom, and four further bedrooms and two family bathrooms. The gardens and grounds are an important feature of Lampkyns and form the most delightful and tranquil setting, complementing the house extremely well. Lampkyns enjoys stunning, well-maintained gardens and grounds with many established specimen trees, shrub and flower beds, a vegetable garden, an orchard and a magnificent topiary.

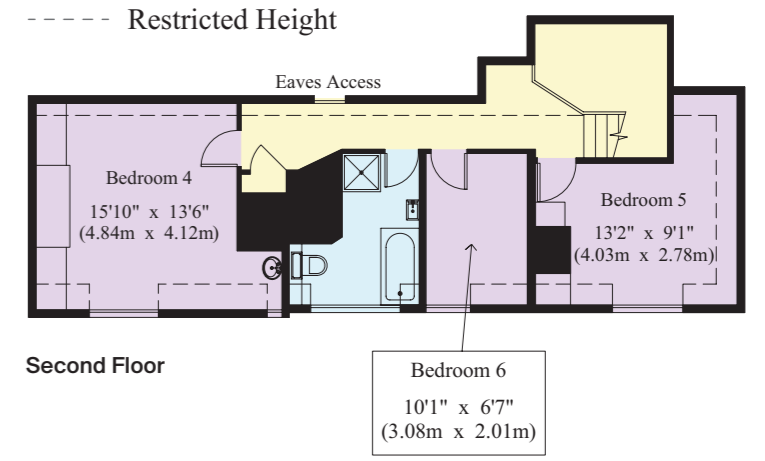


**Approximate Gross Internal Floor Area
408.5 sq m (4,397 sq ft)**

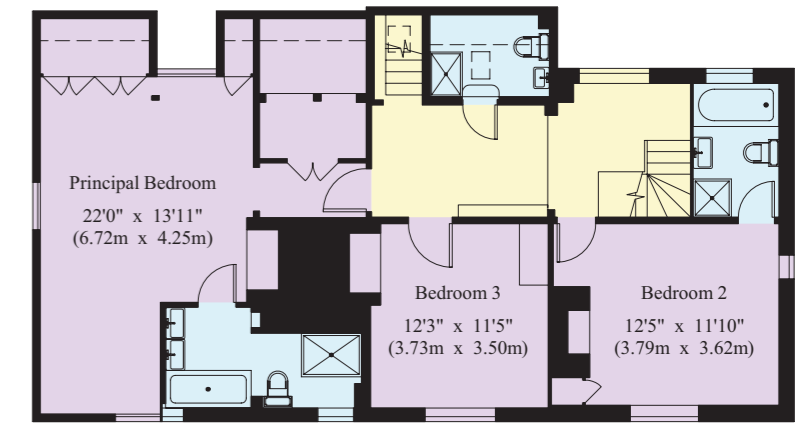
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Ground Floor



Second Floor



First Floor

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

The gardens and grounds, which are not overlooked, encircle the property and include a swimming pool, pool house, tennis court and pond. There is also a paved terrace wrapping around the house and a terrace area overlooking the pond, both providing excellent settings for al fresco dining. Beyond the immediate gardens is a paddock and stable block. There is secondary access leading directly to the stables. There is an abundance of useful outbuildings within the grounds of Lampkyns, mainly made up of stores and garaging. In all, the gardens and grounds extend to approximately 5.22 acres and benefit from not having any public footpaths running through the land. The Barn is situated to the south of the main house and is a superb example of a barn conversion finished to an exceptional standard. The accommodation extends to 680 sq ft over two floors comprising kitchen, double height living room, cinema, downstairs WC, bathroom and mezzanine bedroom upstairs. There is also a wine cellar. A short walk from the main house and following the Hazel walk within the grounds will lead you to the charming Potting Shed, a lovely one bedroom and bathroom outbuilding, perfect for staying guests.

Gardens and grounds

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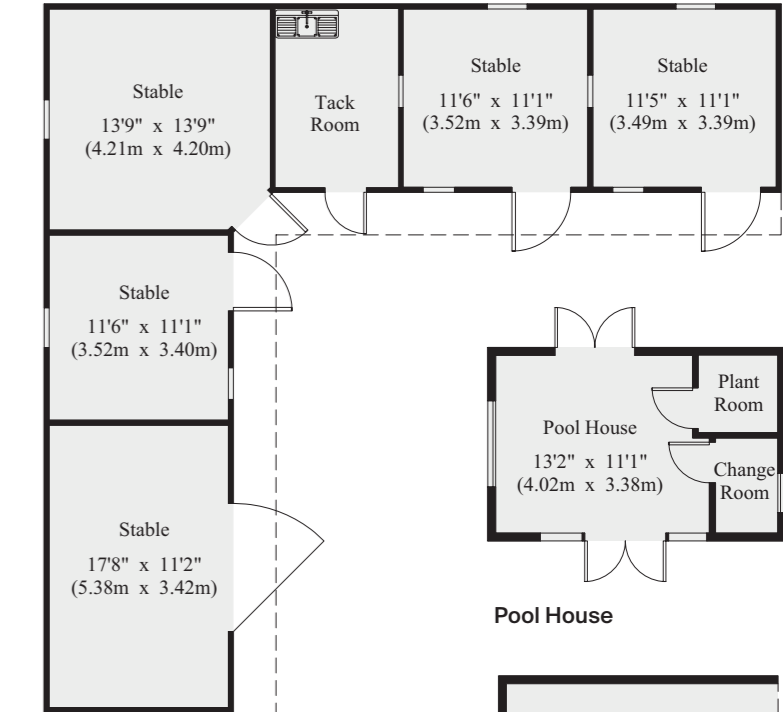
Outbuildings

Approximate Gross Internal Floor Area

Garage: 41.4 sq m (445 sq ft)

Pool House: 18.1 sq m (194 sq ft)

Stables: 80.9 sq m (870 sq ft)

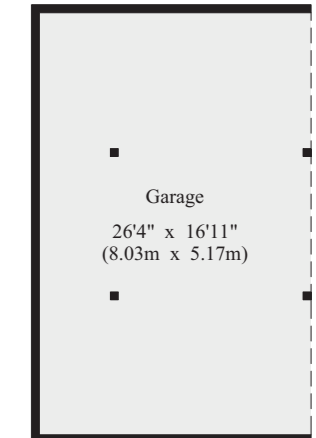
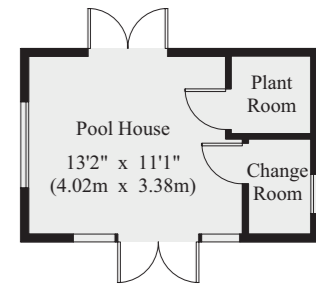
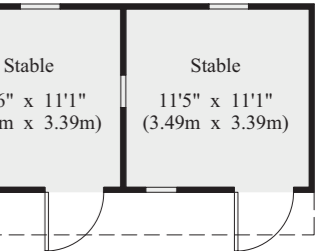


Stables

Pool House

Garage

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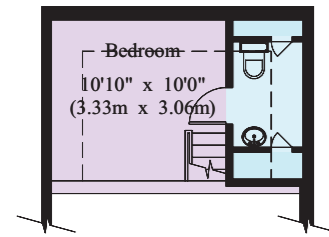


The Barn

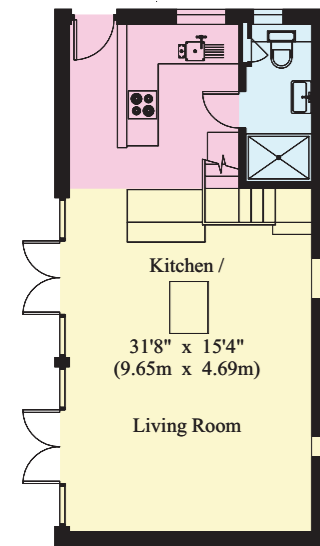
The Barn is situated to the south of the main house and is a superb example of a barn conversion finished to an exceptional standard. The accommodation extends to 680 sq ft over two floors comprising kitchen, double height living room, cinema, downstairs WC, bathroom and mezzanine bedroom upstairs. There is also a wine cellar.

Approximate Gross Internal Floor Area
41.4 sq m (683 sq ft)

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First Floor

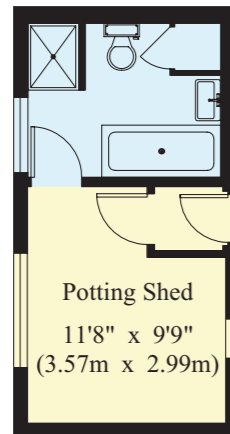


Ground Floor



Cellar





Potting shed

A short walk from the main house, and following the Hazel walk within the grounds will lead you to the charming Potting Shed, a lovely one bedroom and bathroom outbuilding, perfect for staying guests.

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Services

Oil central heating. Mains electricity and water. Private septic tank.

Directions

Postcode: TN12 8BJ

What3words: waltzes.confetti.released

Viewings

Strictly by appointment only with the sole selling agent Knight Frank LLP.

Property information

Tenure: Freehold

Local Authority: Tunbridge Wells Borough Council

Council Tax: Band G

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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