



Little Bawl Bridge Farmhouse Hastings Road, Lamberhurst, Tunbridge Wells, TN3 8JL

Guide Price £1,450,000 - £1,550,000

Jack Charles
Estate Agents

Sales & Lettings

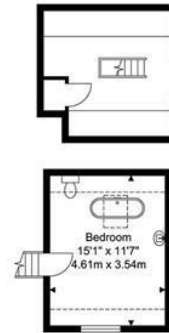
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FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- Guide £1,450,000 - £1,550,000
- Stunning Detached Farm House
- Detached Two Bedroom Annexe
- Four / Five Bedrooms
- Luxurious Master Suite
- Guest Suite
- Kitchen / Breakfast Room
- Georgous Dining room
- Sitting Room & Study
- 1.36 Acres + Various Outbuildings & Triple Car Barn



First Floor
Approximate Floor Area
1076.39 SQ.FT.
(100.00 SQ.M.)

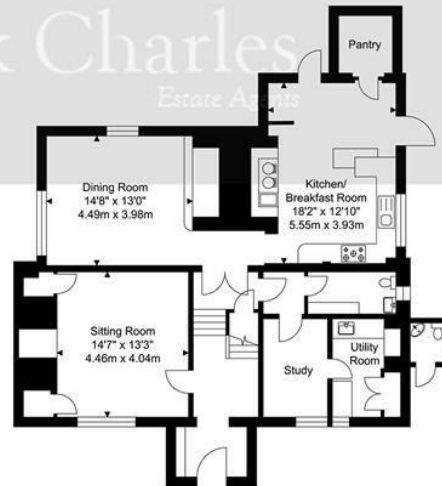


Second Floor
Approximate Floor Area
427.32 SQ.FT.
(39.70 SQ.M.)

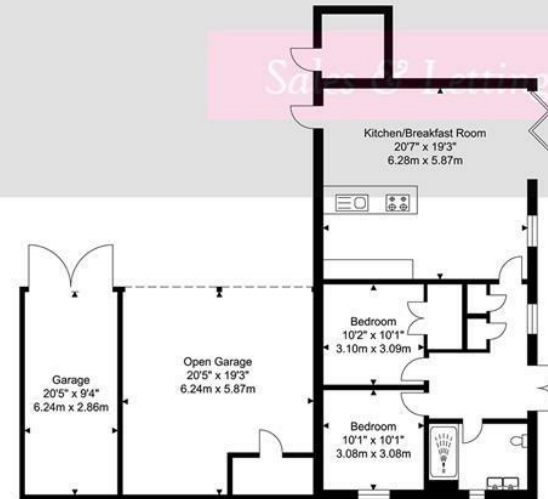


Outbuilding
Approximate Floor Area
274.00 SQ.FT.
(25.50 SQ.M.)

--- Restricted Head Height



Ground Floor
Approximate Floor Area
1076.39 SQ.FT.
(100.00 SQ.M.)



Garage
Approximate Floor Area
595.00 SQ.FT.
(55.30 SQ.M.)

Annexe
Approximate Floor Area
900.00 SQ.FT.
(83.60 SQ.M.)

TOTAL APPROX FLOOR AREA 4349.69 SQ.FT. (404.10 SQ. M.)
For Identification Purposes Only.



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To Be Sold

Jack Charles are delighted to offer for sale this truly stunning grade II listed 17/18th century Farmhouse believed to have 14th century origins, standing in approximate 1.36 acres of formal gardens, offering excellent family accommodation with the added benefit of a detached two bedroom self-contained annexe. The property is set well back from road behind a small area of woodland and occupies a secluded and private position adjoining and overlooking farmland to the rear and is bordered to the west by the River Bewl.

You enter the main house through a part glazed oak door into the entrance porch and split level hall with part flagstone and oak flooring and a door to the sitting room with window to front, wood burning stove and cupboards to each side. The lower hall has a floor to ceiling height glass door with glass side panel leading into the dining and kitchen areas, tiled flooring, exposed timbers and doors leading to a cloakroom and study which in turn leads through to a utility room with butler sink, work surfaces and space plumbing for washing machine and tumble dryer. The dining room has exposed timbers and a lovely duel aspect to the side and rear as well as a substantial brick inglenook fireplace with bressumer beam and wood burning stove. The kitchen/breakfast room is hand made with a range of cupboards and drawers, fitted glass end breakfast table. Neff appliances including induction hob, oven and dishwasher, aga, American style fridge freezer, walk in larder, exposed timbers and 2 stable style doors to outside.

The first floor is approached by single flight of stairs to half landing where there are doors to the Master bedroom suite, currently arranged with lobby area and inner landing with built in cupboards, There is a triple aspect bedroom with views over the farmland and wood burning stove. There is a luxury contemporary bathroom suite and a separate dressing room with fitted drawer units, this could be used as a further bedroom or nursery and has a flight of steps up to mezzanine area with hanging rails. The main landing also leads to 2 further double bedrooms and a family shower room and there is a further set of steps leading stunning second guest suite with a open double aspect bedroom incorporating a bath and WC.

Outside you approach the property through automatic gates onto a large shingle driveway providing ample parking with access to 'L' shaped open car barn, garage and annexe which is self contained and comprises from its own entrance with double doors opening into the entrance hall, two double bedrooms, shower room and a stunning spacious open plan kitchen/living room with vaulted ceilings. To the rear of the garaging is a further tarmac driveway with automatic gates that could be used exclusively by the annexe.

The gardens extend to 1.36 acres overlooking farmland to the rear and to the west side it is bordered by the River Bewl. The remainder of the garden is mainly laid to lawn with a variety of shrubs and trees. Good sized area of decking by the river including 'hobbit' house with internal BBQ. Immediately to the rear and side of the house is an extensive south facing paved terrace with brick retaining walls. Detached summer house/gym with potential to use as home office, large garden store. There are also container stores hidden behind laurel hedging and an attractive Victorian style greenhouse on brick base, vegetable garden and an outside WC. The house and gardens are well screened from the road by an area of woodland and enjoys a super aspect over the farmland at the rear.

Situation

Little Bewl Bridge Farmhouse is conveniently situated on the Kent/East Sussex borders on the fringe of Lamberhurst Village and just within the Cranbrook School Catchment Area. The village of Lamberhurst has a pretty village green, local shop, doctors surgery, primary school, pubs/restaurants, church and golf course. Wider facilities can be found at Wadhurst. Tunbridge Wells town centre offers a wide range of shopping and leisure facilities including theatres and multi-screen cinema complex. The A21 provides access to the South Coast, the M25 and thence motorway network, Heathrow, Gatwick and Stansted airports. Channel Tunnel Terminus and Ports. Wadhurst and Frant (Bells Yew Green) stations provide regular services to London.

There are a number of well-regarded schools in the area, in both the state and private sectors, including St Marys Primary school in Lamberhurst, grammar schools for both boys and girls in Tunbridge Wells and Tonbridge. Uplands Community College in Wadhurst. Marlborough House and St Ronan's in Hawkhurst, Sacred Heart in Wadhurst, Mayfield School, Dulwich Preparatory in Cranbrook, Benenden School, Holmewood House Preparatory in Langton Green, Tonbridge School and Kent College (girls) at Pembury.

Leisure facilities include golf courses at Lamberhurst, Ticehurst, Hawkhurst and Tunbridge Wells. Sailing and fishing at Bewl Water and on the south coast. Walking and off-road cycling at Bedgebury Pinetum.

Directions

From Tunbridge Wells, proceed south on the A267 and turn left onto the B2169 to Bells Yew Green and continue to Lamberhurst. Continue over The Down passing The Brown Trout pub and join the A21 at Scotney Castle roundabout. Proceed for about 0.5 mile, passing the entrance to Bewl Water and the driveway to Little Bewl Bridge Farmhouse is the second on the right at the bottom of the dip on the right hand side. Turn right into the driveway and the property will be found on the right hand side.

