

EST
1900

125

— YEARS OF —

**Lambert
& Foster**



LOVEHURST MANOR FARM,
LOVEHURST LANE, STAPLEHURST, KENT TN12 0EY



**Lambert
& Foster**



STAPLEHURST STATION 2.3 MILES | TUNBRIDGE WELLS 15.7 MILES | M20 JUNCTION 8 9.6 MILES

LOVEHURST MANOR FARM, LOVEHURST LANE, STAPLEHURST, KENT TN12 0EY

A superbly located residential farm offering opportunity for a sensitive renovation of a Grade II listed moated house, a pair of cottages, together with traditional and more modern farm buildings with further potential (subject to planning).

Farmland and woodland extending in all to some 71 acres/28.65 hectares. For sale as a whole or in 6 lots.



SITUATION

The property is situated on the south side of the village of Staplehurst in the Weald of Kent. Staplehurst benefits from a good range of High Street facilities including a Sainsburys supermarket. The nearby market town of Cranbrook provides a comprehensive range of amenities including professional services and leisure centre. The historic town of Royal Tunbridge Wells offers a more extensive range of social, recreational and cultural amenities which is some 15 miles distant. Staplehurst has a mainline railway service to central London in approximately

49 minutes and there is a convenient connection to the M20 at Junction 8 at Leeds Castle some 12 miles to the north with onward connections to the national motorway network and the coast. Excellent educational facilities in both the state and private sector include Dulwich College Preparatory School, Benenden Girls School, St Ronans Hawkhurst, Sutton Valence and Cranbrook School. (schoolsnet.com).



ACCESS

The property is located in an enviable secluded yet accessible location along a private driveway leading to the Manor and cottages which lie central to its own farmland and woodland.

HISTORY

Lovehurst Manor is a handsome Grade II listed manor house believed to date back to the 17th Century and is on a moated island accessed by a bridge. The moat is a scheduled monument listed by Historic England and encircles the house. Lovehurst Manor was a traditional Wealden Farm evidenced by the traditional Oast house and buildings which lay close to the main dwelling.

DESCRIPTION

LOT 1

LOVEHURST MANOR, TRADITIONAL OASTHOUSE & BUILDINGS AND 18.25 ACRES FARMLAND AND WOODLAND

Located on a moated island site, the house is of brick construction with tile hung upper elevations under a dual pitched tiled roof. The light and airy accommodation on the ground floor includes a lovely double aspect drawing room with views across the garden and moat and a large sitting room/dining room with bay windows and French doors opening on to the gardens. The kitchen is well equipped with a full range of fitted wall and base units, oil fired aga and plenty of work surfaces. From the main hall there is a staircase leading down to a cellar.

On the first floor there are five bedrooms – four doubles and a single with the master bedroom having an attractive bay window with views across the garden and moat and has an en-suite bathroom and walk in wardrobe. A second staircase leads to a loft where there is a sixth bedroom, as well as an attic room and loft store.

The house retains many original period features but would benefit from general updating and modernisation throughout. Outside, the Manor house sits central to its own garden bounded by the moat, mainly laid to lawn with a good size driveway. Located close to the house on the island is a traditional twin roundel Oast house of brick construction under a tiled roof offering potential for conversion subject to planning permission. The Oast has a floor area of around 2,400 sq ft/223 sq m and offers potential for ancillary accommodation on the first floor with garaging on the ground floor.

The gardens, moat and buildings extend to about 5.85 acres (2.36 hectares) of gardens and woodland.





FARM BUILDINGS

There are a number of traditional farm buildings including immediately adjacent to the house comprising attractive brick and tile structures in need of general updating and repair. Some of these buildings previously enjoyed planning permission for residential conversion.



FARMLAND AND WOODLAND

Included with the farmhouse is farmland immediately adjoining the Manor house providing privacy to the property including 5 acres of fallow arable land and attractive pasture parkland running parallel to the moat and a block of 7.45 acres mixed woodland.



LOTS 2 AND 3

LOT 2 – No. 1 The Stables

Located to the north of the Manor are a pair of converted stables of brick and tile construction with cat slide roofs to the rear. The accommodation comprises:

On the ground floor a terraced entrance lobby with door to living room with feature fireplace and adjacent dining room off kitchen. Stairs lead to a first floor landing with two double bedrooms and a family bathroom.

LOT 3 – No. 2 The Stables

The accommodation is a mirror image of No. 1 on the ground floor with a covered terrace with entrance hall to living room with feature fireplace and adjacent dining room off kitchen. Stairs lead to a first floor landing with two double bedrooms and a family bathroom.

Outside: Both cottages benefit from established garden areas to the rear and each own part of a detached garage and adjacent store.

Note: Please note that the access to No. 1 passes through the driveway of No. 2.



LOT 4

The Old Dairy and Farmland extending to 4.60 acres (1.86 hectares)

Accessed over the main farm drive, the former Dairy is located to the west of the cottages in a setting surrounded by farmland on two sides. The building is a traditional dairy and rendered brick construction and rectangular in shape on a footprint of 2,470 sq ft (220 sq m).

Note: The building is the subject of a planning application for a change of use to residential use and further details are available on request.

The Old Dairy is offered for sale with farmland to the west comprising a rectangular block on the immediate north side of the moat stream extending to some 4.60 acres (1.86 hectares).

LOT 5

24 acres (9.71 hectares) of arable land with access from Cork Lane

An irregular shape block of arable farmland in three fields with access from Cork Lane on its western boundary with long frontage with no access to the Goudhurst Road on its western boundary. The land comprises Grade III arable farmland which is gently undulating in nature.



LOT 6

23.90 acres (9.67 hectares) of farmland, woodland and pasture

Located to the south of the farm, this irregular shaped block of land comprises Grade III arable farmland extending to 18 acres, 3.58 acres of parkland pasture and 2.3 acres of mixed woodland. The land is dissected by the Moat stream.

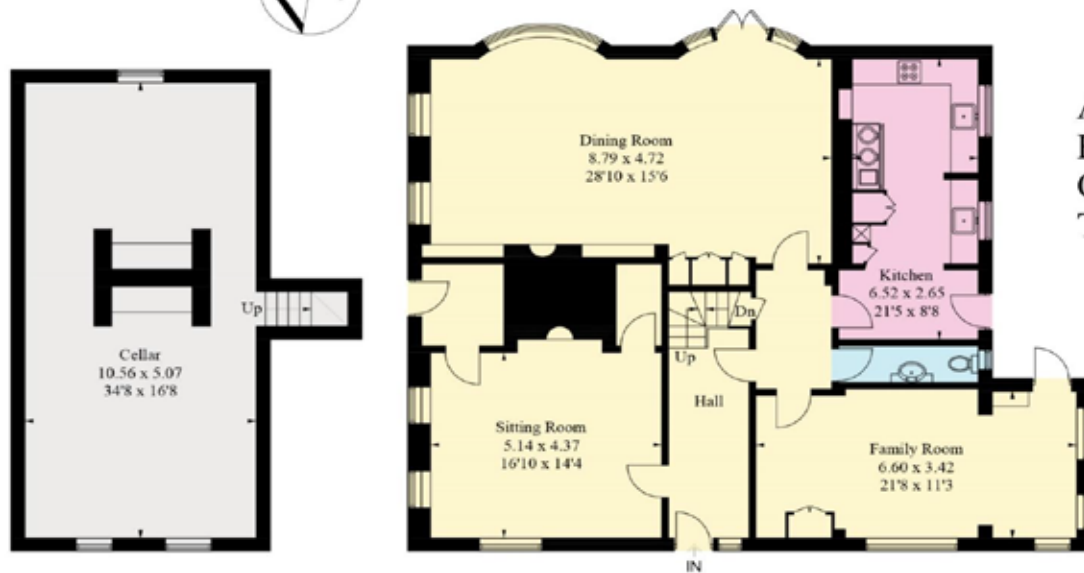


FLOOR PLANS - Lovehurst Manor House



First Floor

Second Floor



Cellar

Ground Floor

Approximate Gross Internal Area:
 House: 382.9 sq m / 4121 sq ft
 Cellar: 54.9 sq m / 591 sq ft
 Total: 437.8 sq m / 4712 sq ft

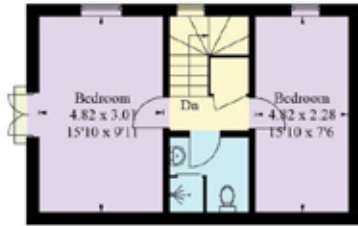
FLOOR PLANS - Lovehurst Manor Cottages (The Stables)

Lot 2 / Lot 3

Approximate Gross Internal Area

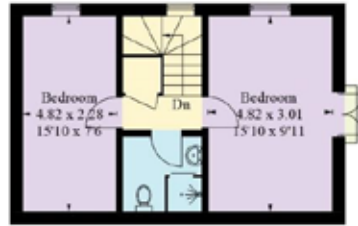
Cottage 1 = 81.3 sq m / 875 sq ft

Cottage 2 = 81.3 sq m / 875 sq ft



Annex 2 - First Floor

(Not Shown In Actual Location / Orientation)



Annex 1 - First Floor

(Not Shown In Actual Location / Orientation)



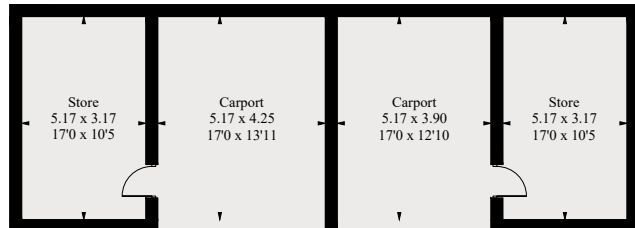
Annexe 2 - Ground Floor

(Not Shown In Actual Location / Orientation)



Annexe 1 - Ground Floor

(Not Shown In Actual Location / Orientation)



Lovehurst Cottage 1

(Not Shown In Actual Location / Orientation)

Lovehurst Cottage 2

FLOOR PLANS - Lovehurst Manor (outbuildings)

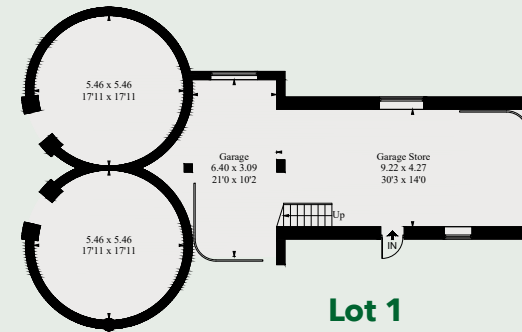
Approximate Gross Internal Area

The Oast House = 223.2 sq m / 2402 sq ft

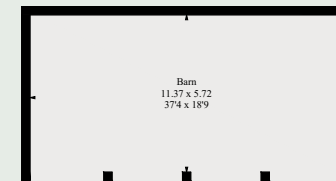
Car Port = 77.5 sq m / 834 sq ft

Outbuildings = 275.8 sq m / 2969 sq ft

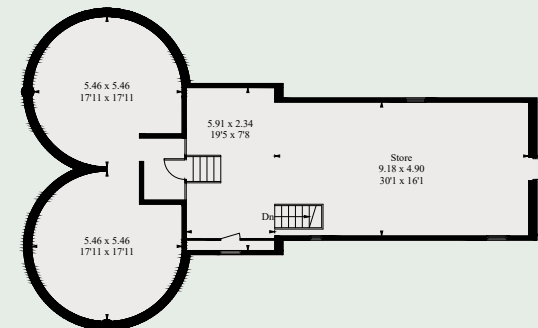
Total = 576.5 sq m / 6205 sq ft



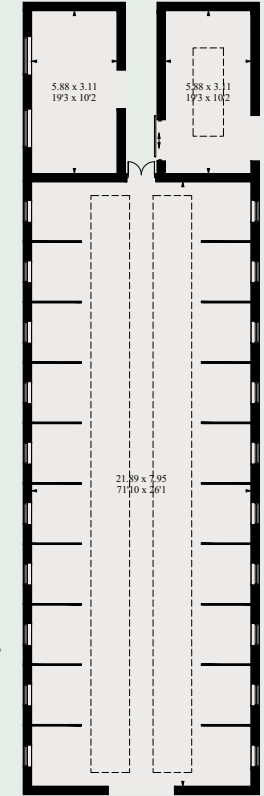
Oast - Ground Floor



(Not Shown In Actual Location / Orientation)



Oast - First Floor



(Not Shown In Actual Location / Orientation)

Dairy

Lot 4

DESIGNATIONS: Lovehurst Manor is Grade II Listed and its moat is a monument by Historic England. The land is classified as Grade III under the DEFRA agricultural land classification.

FLOOR PLANS: Illustrated floor plans are attached for Lovehurst Manor and No's 1 and 2 The Stables.

SERVICES: Mains water and electricity are connected to the Manor and cottages.

METHOD OF SALE: Lovehurst Manor Farm is offered for sale by private treaty. The selling agent may set a date for best and final offers and interested parties are advised to register interest and be kept updated on the sale process.

TENURE: The property is offered for sale freehold with vacant possession with the following exceptions:

The farmland in Lots 1,4,5 and 6 are subject to a Farm Business Tenancy which expires in September 2025. Further details available on request.

Lots 2 and 3 are subject to Assured Shorthold Tenancies but vacant possession can be made available on completion.

PUBLIC RIGHTS OF WAY: The Kent County Council Definitive Rights of Way Map show a public right of way reference KM318 passing through farm (Lot 1), the path is shown with a blue dash line on the sale plan attached.

LOCAL AUTHORITY: Maidstone Borough Council, Maidstone House, King Street, Maidstone, Kent ME15 6JQ. www.maidstone.gov.uk.

VIEWING: Strictly by appointment only. Please contact the selling agent's Paddock Wood Office with enquiries to Alan Mummery, Antonia Mattinson or Will Jex on 01892 832325 Option 3.

DATA PACK: A data pack containing floor plans, EPC's, HM Land Registry Office Copy Entries and listings are available on request from the selling agents.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY: The driveway to the farm will form part of the freehold of Lot 1 but will be subject to appropriate rights of way necessary to access adjacent lots.

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light and support, drainage, water and electricity supplies, other rights and obligations, easements and quasi easements and restrictive covenants and all existing and proposed wayleaves from masts, pylons, stays, cables, drains, water and gas and other pipes, whether referred to in these particulars, or not.

PARTICULARS, PLANS AND SCHEDULES:

The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

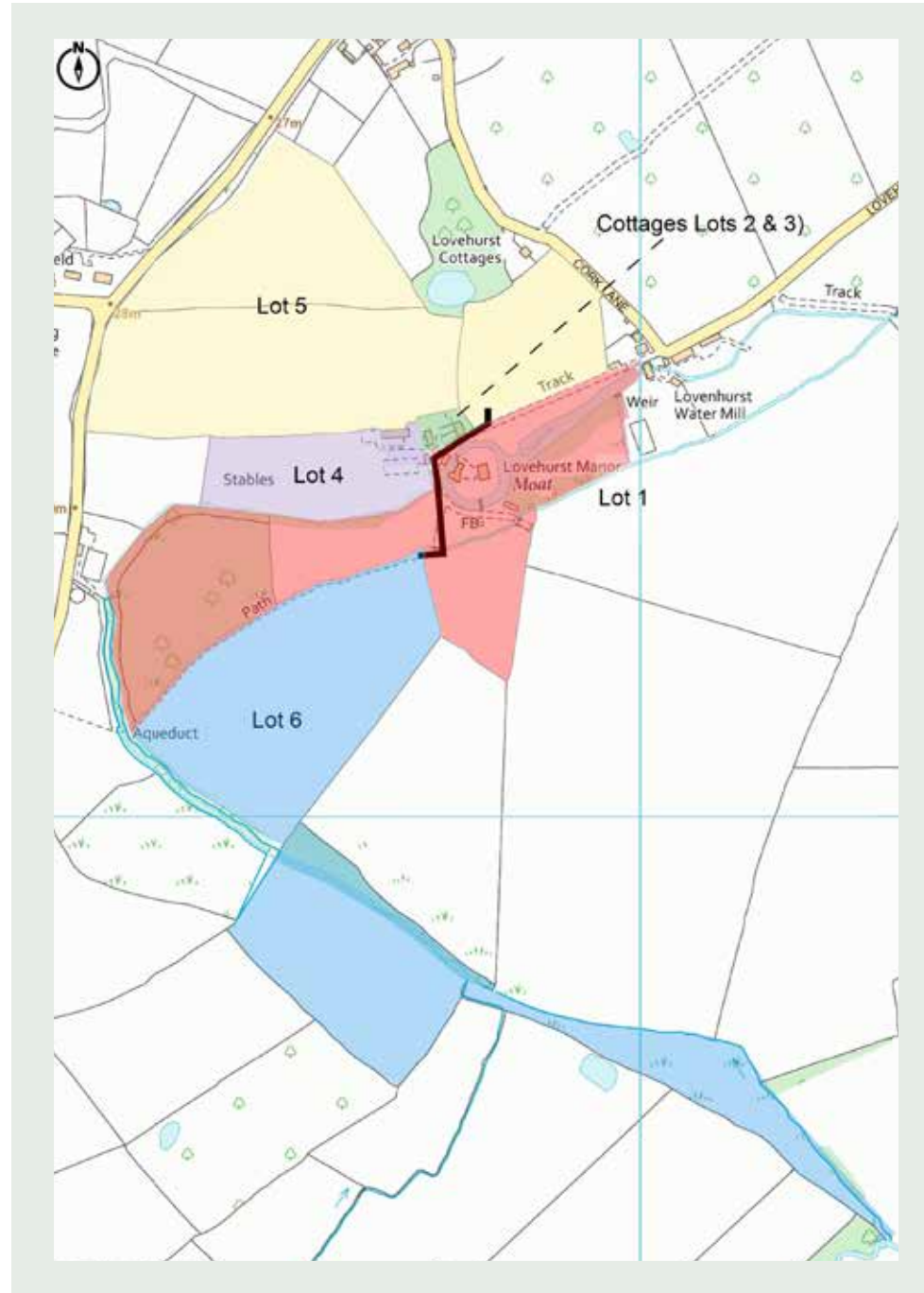
MONEY LAUNDERING REGULATIONS:

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us

to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

SITE PLAN





OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325

77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

Tel. 01435 873 999

Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444

Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888

Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



**Lambert
& Foster**



arla | propertymark

naea | propertymark

PROPERTY PROFESSIONALS FOR 125 YEARS

18TH December 2024

Dear Sirs

LOVEHURST MANOR FARM, STAPLEHURST, TN12 0EY

We are delighted to bring to the market Lovehurst Manor Farm at Staplehurst. The property comes to the market for the first time in over 35 years, and includes a magnificent Grade II Listed moated house, a pair of cottages, together with traditional and more modern buildings in 71 acres of land. The property is offered for sale as a whole, or in 6 lots, as noted below.

LOT 1

Lovehurst Manor with Oast House and Cart Shed together with traditional buildings with land extending to 18.25 acres of farmland and woodland.

Price Guide - £1,400,000.

LOT 2 & 3

Number 1 and number 2 The Stables, a pair of 2 bedroom semi-detached cottages.

Price Guide No 1 - £450,000.
No 2 - £425,000.

LOT 4

The Old Dairy and 4.6 acres of land (offers are invited on a subject to planning basis, as a planning application has been made under the Class Q process for residential use).

Price Guide - £450,000.

LOT 5

Land to the north of Lovehurst Manor, extending to 24 acres of farmland.

Price Guide - £225,000.

LOT 6

Land to the south of Lovehurst Manor, extending to 23.9 acres of farmland, woodland and pasture.

Price Guide - £200,000.

AS A WHOLE

Price Guide - £2,750,000



Our instructions are that the farm is to be sold as a whole or in Lots, as defined on the site plan within the attached brochure.

For further information, please contact Alan Mummery or Antonia Mattinson.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Alan Mummery'.

A R MUMMERY MRICS FAAV
On behalf of Lambert & Foster