



**Golford Place,
Cranbrook, Kent TN17 3PA**

Golford Place, Tenterden Road, Cranbrook, Kent TN17 3PA Guide Price £1,190,000

This detached Grade II Listed 5 bedroom former farmhouse with circa 4.2 acres of land (tbc) and outbuildings, situated in an enviable rural location within easy reach of Tenterden and Cranbrook, has masses of character and potential and offers someone the chance to really live the "Good Life".

Golford Place dates back to circa 1624 being a versatile home that would be ideal for family living and also offers the opportunity for dual occupancy if required. Although already sizeable, with accommodation extending to circa 2800 square feet (excluding outbuildings), there is still potential here to reconfigure and extend, allowing someone to put their own stamp on this unique property, subject of course to the necessary permissions.

It is not only the house though that offers much potential here. Children, adults and pets alike will want to spend as much time as possible outside, relishing the freedom of the large mature gardens, paddock and woodland. This property also benefits from off-street parking for any number of vehicles, a two bay Heritage style open garage with office attached, large brick-built garden store and timber barn with separate access which could provide a commercial opportunity such as a holiday let or annexe accommodation (stp).

- 5 bedroom detached Grade II Listed former Kentish farmhouse
- Accommodation of circa 2,800 sq ft (excluding outbuildings)
- Enormous scope for flexibility of use / potential to extend (stpp)
- Mature gardens, paddock and woodland of circa 4.2 acres (tbc)
- Outbuildings and barn with further potential (subject to planning)
- Sweeping driveway with extensive parking / 2 bay open Garage
- Accessible rural location on edge of Hemsted Forest / AONB
- Towns of Cranbrook and Tenterden 1.6 miles and 6.6 miles distant
- Wide choice of good local schools / Cranbrook Catchment
- Stations at Headcorn, Staplehurst and Ashford (high-speed link)

SITUATION: Situated within the High Weald Area of Outstanding Natural Beauty (AONB), "Golford Place" enjoys an accessible rural location between the Wealden towns of Cranbrook and Tenterden (1.6 and 6.6 miles distant), both of which offer comprehensive day to day amenities. In addition, the property is located just a short distance from the renowned Benenden Hospital and beautiful Hemsted Forest where there are many good walks and trails to enjoy. The area has excellent schools at all levels in both the state and independent sectors. Dulwich Cranbrook independent school is literally just down the road and the property also falls within the much sought after Cranbrook School catchment area. The mainline station at Staplehurst is about 5.5 miles distant offers regular services to London (journey time just under an hour) and also links to Ashford with its high speed service to St Pancras (37 minutes).

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INTRODUCTION This substantial country home, with its extensive grounds and outbuildings with potential, could provide for a variety of lifestyles and would be ideal for buyers looking to enjoy a peaceful rural existence while still being close to good local amenities, schools and transport links.

The exterior of this historic house sits comfortably in its plot and rural context, while the inside retains its original character still balancing and accommodating the needs of modern living.

GROUND FLOOR ACCOMMODATION The heart of this home are the main reception rooms with their inglenook fireplaces, where you can imagine large family gatherings and weekend soirees taking place. There is also an additional reception room, currently used as a multi-purpose family room, which could be utilised in a number of different ways.

A characterful kitchen / breakfast room with part vaulted ceiling at the back of the house has an electric Aga and lovely views over the large patio and gardens beyond. NB: The fact that the kitchen is at the back of the house may allow for reconfiguring and extension of this space to open it up on to

the lovely garden. Any changes would be subject to the necessary consents.

The ground floor of this property also boasts a large boot room, utility room, shower room, bathroom and separate WC. A separate access and second staircase to the extended side of the house could make this part of the property ideal for multi-generational living or dual occupancy.

FIRST & SECOND FLOOR To the first floor, there is a very spacious landing which could serve as a snug, reading or study area and the three main bedrooms, two of which give access to a large eaves space (unmeasured). Wooden ladder stairs from the landing lead up to two further bedrooms and a useful additional room currently being utilised as an office.

OUTBUILDINGS Positioned close to the house is a useful brick store room / workshop with double doors to the rear, ideal for storing a ride on mower, garden furniture and outside equipment. To one side of the house is a timber barn which benefits from its own access.

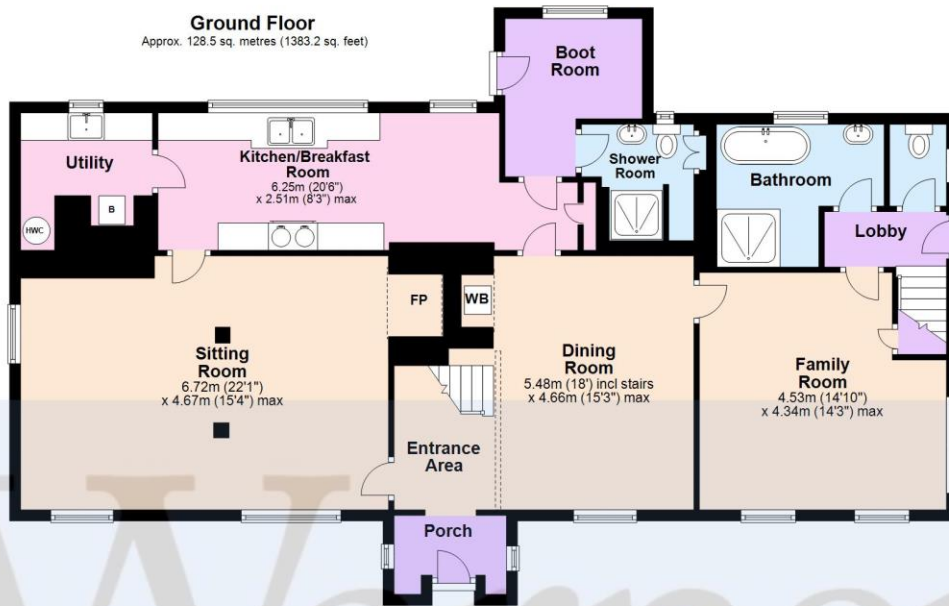
Although currently used for the storage of logs, it may be possible to convert this barn into a self-contained Annexe space or Air BnB / holiday let (stpp), especially since this property is situated in a highly desirable tourist area. To the other side of the house at the end of the driveway is a two bay open fronted Heritage style garage with purpose-built home office attached, perfect for anyone looking to work from home.

GARDENS / LAND Golford Place is approached over an existing driveway where there is parking and turning for any number of cars. The lovely grounds at the back of the house extend to circa 4.2 acres (tbc) and consist of a sizeable garden area, laid mainly to lawn with mature trees and a patio, a paddock which is currently a habitat for wild flowers and pollinators and a woodland gladed area. There is also a fenced natural pond and tennis court which now requires resurfacing.

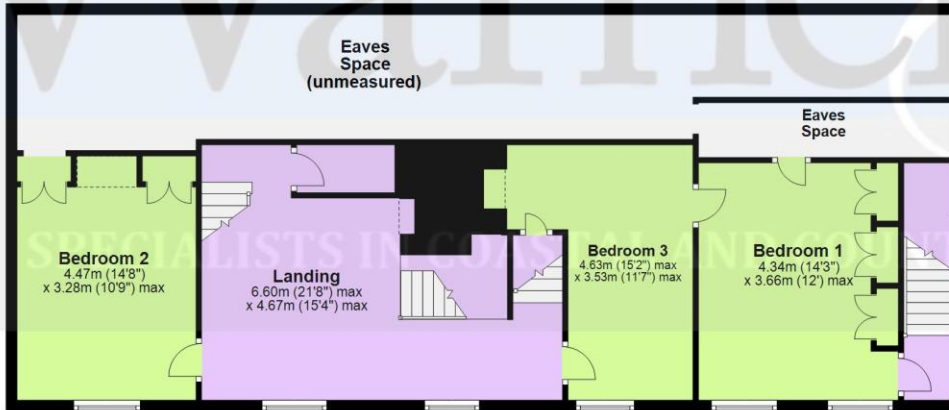
SERVICES Mains: water and electricity. Oil fired central heating. Private drainage. EPC Rating: E. Local Authority: Tunbridge Wells Borough Council. Council Tax Band: G. **LOCATION FINDER** what3words: passwords.classed.cunning



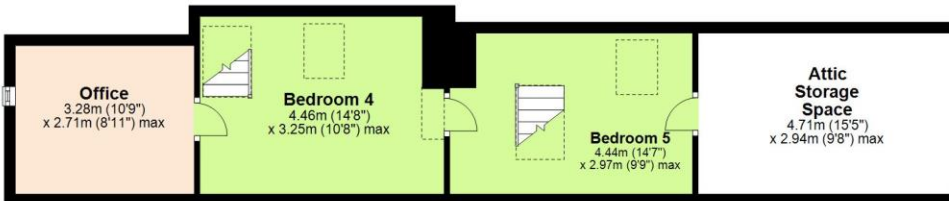
Ground Floor
Approx. 128.5 sq. metres (1383.2 sq. feet)



First Floor
Approx. 82.9 sq. metres (891.9 sq. feet)



Second Floor
Approx. 51.2 sq. metres (551.5 sq. feet)



Total area: approx. 355.2 sq. metres (3823.0 sq. feet)

Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.

Outbuildings
Approx. 92.6 sq. metres (996.5 sq. feet)

