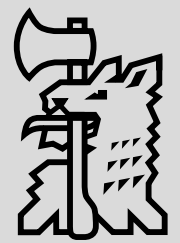


Scarletts Cowden, Kent



Jackson-Stops
& Staff







An exciting major renovation project of a Grade II listed country house with 16th century Tudor origins on the Kent/Sussex/Surrey borders

Features

- Reception Hall
- Drawing Room
- Dining Room
- Sitting Room
- Pantry
- Proposed Kitchen
- Proposed Breakfast Room
- Proposed Utility/Cloakroom
- Cellar
- Spacious First Floor Landing with proposal to create new staircase to second floor
- Master Bedroom with Dressing Room & proposed En-Suite Bathroom
- 5 further Bedrooms
- 3 further proposed Bathrooms
- Second Floor proposed Bedroom 7/ Playroom
- In all about 5,100 sq ft
- Semi-Derelict Garage/Stable for restoration
- Driveway with Parking
- Gardens and Grounds – requiring landscaping
- In all about 2 acres

Location

Scarletts is located within the High Weald Area of Outstanding Natural Beauty on the Kent/Sussex/Surrey borders. It is situated within a valley in a peaceful rural location along a country lane, which passes through the Kent Water valley, 1.6 miles from the small village of Cowden. The property is near the site of a former 16th century Wealden iron blast furnace and was believed to have been the former ironmaster's house. It is understood that railings for St Paul's Cathedral were subcontracted to the Scarletts furnace.

- Gatwick airport – just over 15 miles
- Central London – 32 miles

Shopping and Dining: Local facilities available in Edenbridge (6 miles) including a Waitrose supermarket and Tesco Express, post office, public houses, butcher, florist, hairdressers, beauty salons and petrol stations. More comprehensive shopping, dining, commercial and cultural facilities available in East Grinstead (4.5 miles), Tunbridge Wells (just over 10 miles), Redhill (15.4 miles) and Reigate (17.4 miles).

Schools: There is a good choice of schools in the state and private sector in the area including Brambletye prep, Ashdown House prep, Lingfield Notre Dame, Sackville School; grammar schools in Tonbridge and Tunbridge Wells and public schools in Sevenoaks and Tonbridge. (www.schoolswebdirectory.co.uk)

Rail Links: Cowden (2.8 miles), Dormans (3.4 miles) and Lingfield (4.5 miles) stations offer services to London Victoria/Bridge in under the hour. (www.nationalrail.co.uk)

Road Networks: The M25 is just over 16 miles and the M23 about 12 miles providing access to the national motorway network, Gatwick/Heathrow/Stansted International airports and the Channel Tunnel at Folkestone. The A264 and A22 provide access to the south coast including Eastbourne.



Leisure Facilities: Local clubs and societies in Cowden village including cricket and tennis clubs; golf at nearby courses including Holtye and Sweetwoods Park (both under 2 miles) and Royal Ashdown Forest; Lingfield Race Course.

* All distances are approximate

Description

Scarletts is a substantial detached period country house with Tudor origins, listed Grade II as a building of architectural or historical interest. Built of part painted mellow brick and tile hung upper elevations, with a central classical medieval timber framed house with painted plaster infill panels, and a mixture of diamond leaded light

and panelled casement windows, under a tiled roof.

The shell of the building has had substantial works carried out to make it wind and water tight as it had previously been in a semi-derelict condition. Some internal restoration works have been carried out including reinstatement of board floors and some decoration in readiness for the renovation project.

This highly individual property now offers an exciting restoration opportunity with incredible potential and requires refurbishment including rewiring, replumbing, heating system installation and bathrooms and kitchen installations, as there are currently no bathing or cooking facilities.

Planning permission and listed building consent exist under references: SE/13/00550/HOUSE and SE/13/00551/LBCALT (both expiring April 2016) and include the creation of two large dormer windows on the rear roof elevation to facilitate the conversion of the second floor.

There is additional planning consent for the creation of a 17m outdoor raised swimming pool and contemporary pool house under ref: 13/01478/FUL (expiring in January 2017).

The accommodation is arranged over four floors including a cellar and comprises the following (*room denominations are for proposed uses*):

Accommodation

Ground Floor

- Original low medieval oak entrance door to **Reception Hall** with quarry tiled floor, exposed timbers, part panelled screen with turned ballusters to principal staircase to first floor
- **Dining Room** – a fine double aspect room with high heavily beamed ceiling with 2 moulded cross beams sitting on a carved corbel above the fireplace, broad inglenook style fireplace with fine oak bressumer beam, sandstone quoins and exposed brick with display recess; newly boarded oak floor, door to
- **Rear Lobby** with door to rear terrace and flight of steps with understair cupboard to **2 room Cellar**
- Low connecting door from dining room to **Secondary Hallway** with oak front entrance door and exposed timbers, low doorway to
- **Drawing Room** – a magnificent and generous dual aspect room with south facing square bay window to the front and picture window overlooking side garden, deep recessed broad brick fireplace with raised stone hearth and oak bressumer beam, rear doorway to garden, secondary staircase to first floor with understair cupboard, high ceiling with moulded corning, picture rail, deep skirting boards, boarded floor
- **Sitting Room** – a double aspect room with 2 square bay windows, fireplace, deep skirting boards, picture rail
- **Pantry** with fitted dresser unit, newly boarded floor, exposed timbers, doorway to
- **Proposed Kitchen** with double aspect, chimney flue with recessed niche to one side, newly boarded floor
- **Proposed Breakfast Room** with brick floor, rear entrance door, staircase to **first floor Bedroom 6 and proposed Bathroom**

- **Proposed Utility/Cloakroom** with quarry tiled floor

First Floor

- **Spacious Landing** - would be used for new proposed staircase to second floor - double aspect, exposed timbers, original oak floor boards, open archway to inner landing with
- **Double Bedroom 3** – a double aspect room with fireplace flanked by fitted double wardrobe cupboards and store cupboards above, deep skirting boards
- **Double Bedroom 4** with sealed connecting door to bedroom 6 (currently accessed from proposed breakfast room)
- **Proposed Bathroom**
- **Cross Landing** with original oak floor boards leading to secondary staircase to drawing room and flight of stairs up to
- **Proposed Master Bedroom Suite** comprising:
 - Open landing area
 - Spacious Double Bedroom 1 with dual aspect, high ceiling, picture rail, deep skirting boards and boarded floor
 - Dressing Room and Proposed En-Suite Bathroom
- **Proposed Double Bedroom Suite 2** with original fireplace with oak bressumer beam, wide original oak floorboards, low doorway to proposed En-Suite Bathroom
- **Bedroom 5** (potential bathroom) with door to bedroom 2 and door to small staircase leading to second floor



Second Floor

- **Attic Roof Space** with sloping ceilings and 2 roof lights – proposed space for **Bedroom 7/ Playroom** and storage space with access via a new staircase from the first floor landing

Outside

Scarletts is approached from the lane through a gateway over a concrete drive which leads past concrete parking bays and bases to former outbuildings, up to the rear of the plot and to the site of a derelict timber framed glasshouse.

The gently sloping rear garden area has been terraced over four levels in preparation for landscaping.

To the rear of the house is a broad gravelled terrace looking out across the garden.

The front garden has been the subject of considerable landscaping and is laid to lawn and includes a collection of rare Japanese shrubs plus a number of semi-mature oaks, with young beech hedging to the lane.

Approached over a secondary driveway is a **detached semi-derelict stable building**, built of brick under a tiled roof, with potential to create garaging.

In all the property extends to about 2 acres.

Property Information

Postal Address: Scarletts, Furnace Lane, Cowden, Edenbridge, Kent, TN8 7JT.

Services: Mains electricity and water. Private drainage.

Local Authority: Sevenoaks District Council – 01732 227000.

Current Council Tax Band: G.

Fixtures, Fittings and Chattels: Fixtures, fittings and chattels are excluded from the sale.

Viewing: Strictly by prior appointment with the owners' joint sole agents, Savills on 01892 507000 or Jackson-Stops & Staff on 01892 521700.

If there are any points which are of particular importance to you we invite you to discuss them with us especially before you travel to the property.

Directions

From Tunbridge Wells, head west on the A264 to Holtye. Turn right onto Holtye Hill, signposted to Cowden and proceed for about ½ a mile down the lane. Turn left into Furnace Lane and continue for about 1.1 miles and Scarletts will be found on the right hand side.

Agents' Notes

Our client has taken advice and is of the opinion that a VAT rate of 5% would be applicable to the building works on Scarletts on account of the property having remained empty for over 2 years. However, we would draw your attention to the HMRC guidelines at <https://www.gov.uk/government/publications/vat-notice-708-buildings-and-construction/vat-notice-708-buildings-and-construction#reduced-rating-the-renovation-or-alteration-of-empty-residential-premises> and buyers should take professional advice on this matter.

The photographs give an illustrative use only.

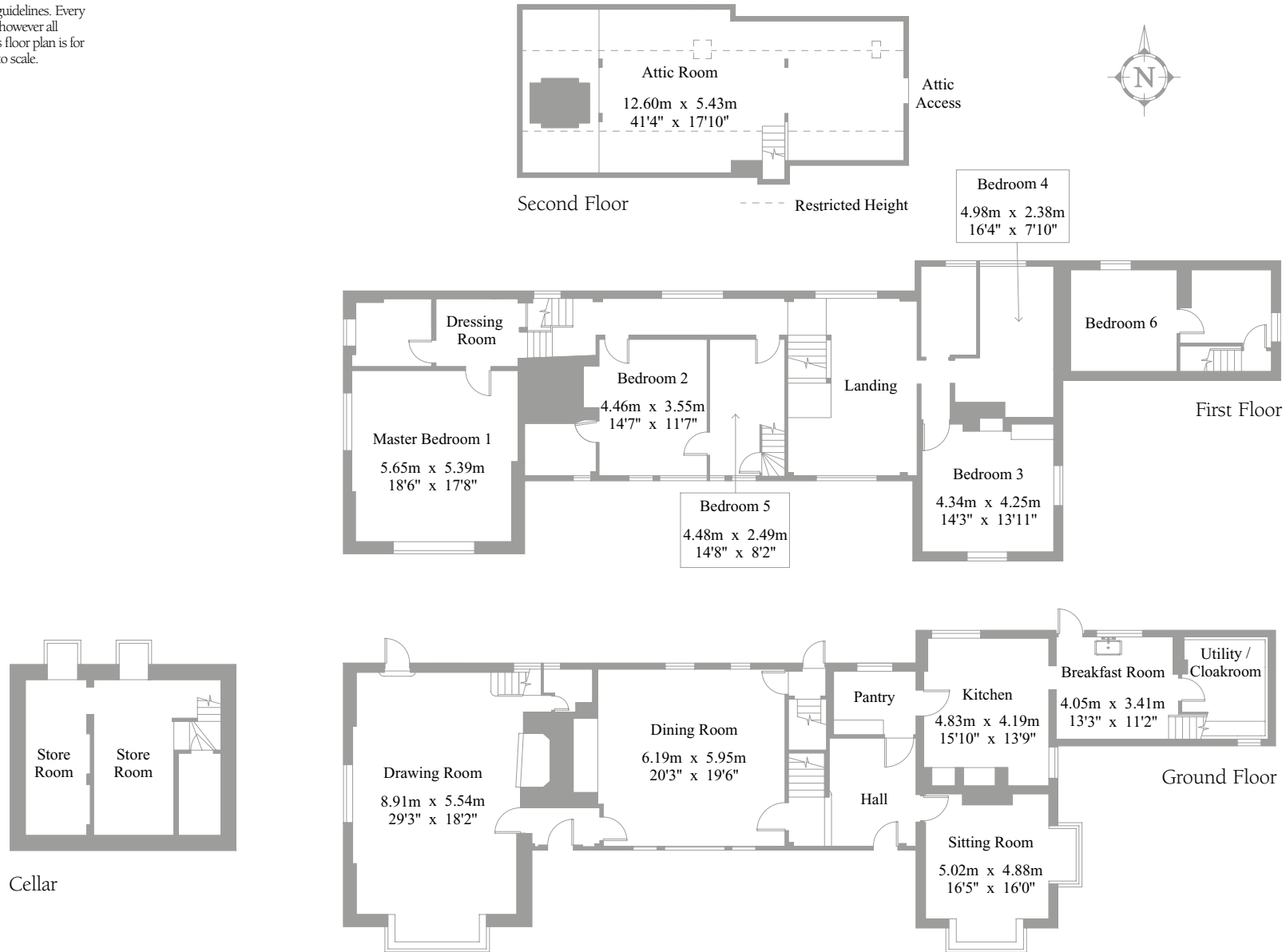
Photographs taken in May 2014 and June 2015.



This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (BS30033880). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.

Approx. Gross Internal Area: 474.2 sq.m (5104 sq.ft.)

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



Important Notice: Jackson-Stops & Staff, Savills and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Jackson-Stops & Staff and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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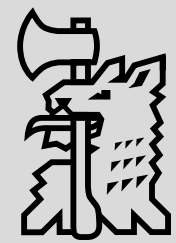
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