

An aerial photograph of Thorford Hall Farm in Staplehurst, Kent. The main residence is a large, two-story brick house with a red-tiled roof and multiple chimneys. To its right is a large, dark-colored barn with a steep gabled roof. Further right is a smaller, light-colored barn. A large, open, sandy area, likely a riding school or paddock, is situated between the main house and the barns. The property is surrounded by lush green fields, some of which are enclosed by wooden fences. In the background, there are rolling hills and a line of trees under a clear sky.

# THORFORD HALL FARM

STAPLEHURST • KENT







# THORFORD HALL FARM

GOUDHURST ROAD ♦ STAPLEHURST ♦ KENT ♦ TN12 0HQ

*A beautifully situated former farmstead, comprising delightful Grade II listed farmhouse, detached 18<sup>th</sup> Century barn, coach house annexe, extensive garaging and planning for a substantial contemporary house*

**In Excess of 9 acres**

Cranbrook School catchment (2019)

## **Farmhouse**

Hall ♦ Drawing Room ♦ Sitting Room ♦ Open Plan Kitchen/Dining Room  
Boot Room ♦ Four Bedrooms ♦ Shower Room ♦ Bathroom

## **Coach House**

Sitting Room ♦ Bedroom ♦ En Suite Shower Room ♦ Laundry Room

## **Garaging, Outbuildings and Planning**

Substantial Oak Framed 5 Bay Garage with First Floor Store Room  
Detached 18th Century Barn with Lapsed Planning Permission  
to Link to the Farmhouse  
Full planning permission (15/509490/FULL) for an Impressive  
Contemporary Passive House

## **Savills Cranbrook**

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Your attention is drawn to the Important Notice  
on the last page of the text.

**savills**



## DESCRIPTION

Occupying a peaceful rural setting amidst open countryside, Thorford Hall Farm is a delightful former farmstead comprising a 4 bedroom Grade II listed farmhouse, a detached coach house annexe which has been utilised as a holiday let, an impressive 18th century listed barn and an extensive oak framed garage. The current owners have sympathetically refurbished the main house and planning permission (now lapsed), was granted to convert the period barn and link it to the house. In addition, planning permission has also been granted for a two storey contemporary passive house of some 4,000 sq ft.

Thorford Hall Farm is set off a private shared drive, about 1.5 miles to the south west of the thriving village of Staplehurst with its good range of shops, amenities and mainline station with fast and frequent services to London.

This charming property retains many period features and enjoys beautifully presented family accommodation arranged over three floors. Points of note include;

- A wealth of exposed beams, Fired Earth floor tiles to the hall, kitchen/dining room and boot room, engineered oak flooring to the sitting room, wood burning stoves to the drawing and dining rooms.
- Reception rooms comprise drawing, dining and sitting rooms, the latter enjoying views and direct access to the south facing terrace and garden via French doors.
- The attractive kitchen features a range of custom-made cupboards and a fully fitted walk in larder. There are various integral appliances and space for a range cooker.
- Completing the ground floor accommodation is a boot room equipped with further cupboards.
- On the first floor are three bedrooms, served by a shower room.
- An attic bedroom and a bathroom with eaves access are located on the second floor.
- Thorford Hall Farm is approached via double timber gates. There is a substantial gravel parking area to the front of the house and the drive continues to the side where there is further parking and access to an impressive oak five bay garage.
- The level lawned gardens extend mainly south wards with post and rail fencing dividing the gardens and pasture.







## SITUATION

**Local and Comprehensive Shopping:** Staplehurst, Marden and Goudhurst have shops catering for everyday needs including a bakers, chemist, & post office. More extensive shopping and leisure facilities can be found in Cranbrook and Tunbridge Wells.

**Mainline Rail Services:** Staplehurst and Marden stations have fast and frequent services to London Bridge/Charing Cross. Eurostar trains are available from Ebbsfleet and Ashford International.

**Schools:** The property falls within the Cranbrook School catchment area, and there are an excellent range of schools in the area in both the state and private sectors at primary and secondary levels.

**Motorway links:** The M25 via the A21 can be accessed at J5 and the M20 via J8 both providing links to Gatwick and Heathrow airport and other motorway networks.

## SERVICES

Calor gas fired heating via radiators to main house, oil to the coach house, mains electricity and water, private drainage.

## OUTGOINGS

Maidstone Borough Council – 01622 602000

## AGENT'S NOTE

There is a footpath over part of the property.

## DIRECTIONS

From the centre of Cranbrook proceed to the Wilsley Pound roundabout and follow the A229 towards Maidstone into Staplehurst and before the garage turn left into Pinnock Lane. After about 0.6 of a mile turn left into Goudhurst Road and continue for 0.8 of a mile and turn right into a shared private lane. The entrance to Thorford Hall Farm will be found on the right hand side.

## VIEWING

Strictly by appointment with Savills



COACH HOUSE



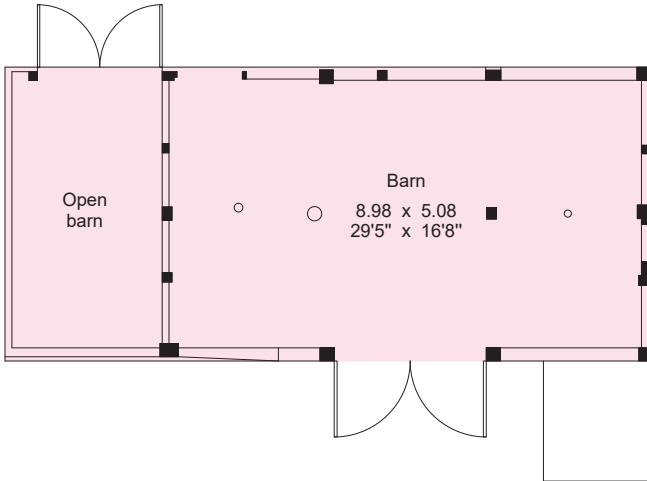
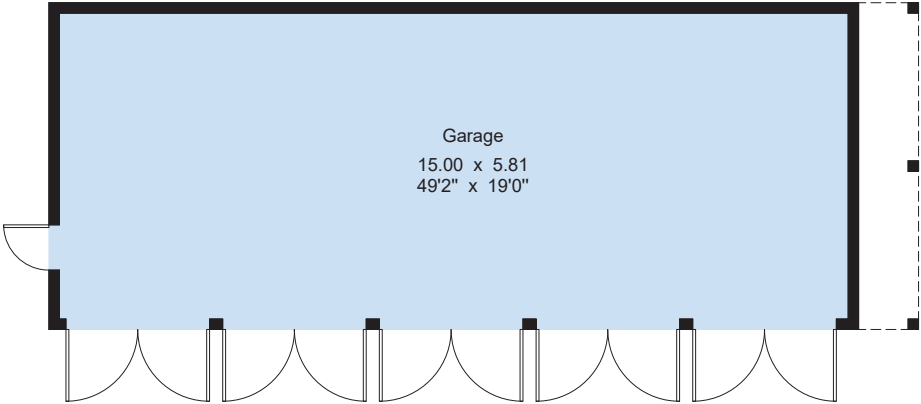
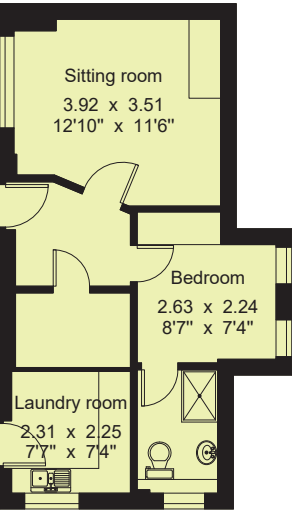
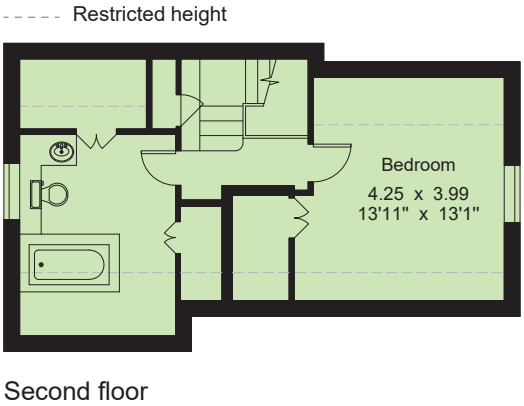
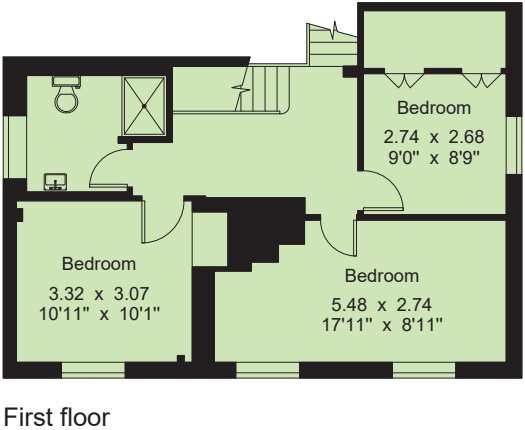
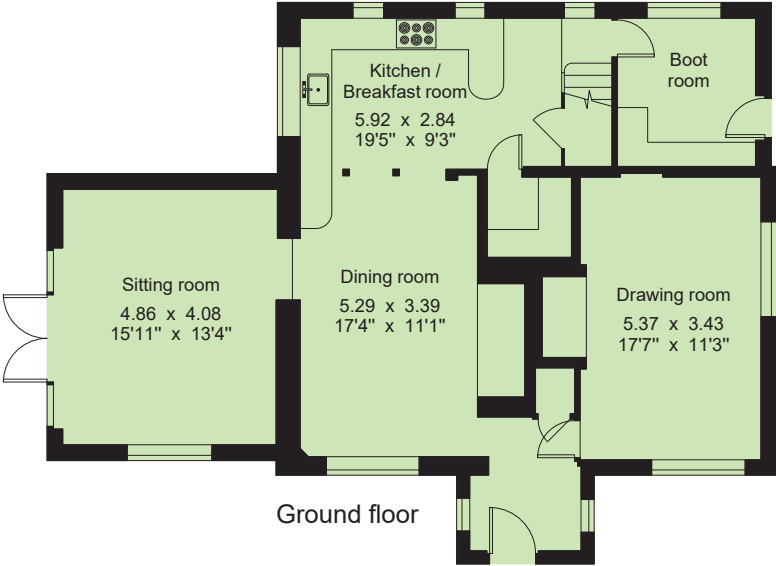
18<sup>TH</sup> CENTURY LISTED BARN

# Thorford Hall Farm, Staplehurst

Gross internal area (approx.)

- House - 197.2 sq m (2122 sq ft)
- Garage - 87.2 sq m (938 sq ft)
- Coach House - 37.6 sq m (404 sq ft)
- Barn - 61.4 sq m (660 sq ft)

For identification only - Not to scale  
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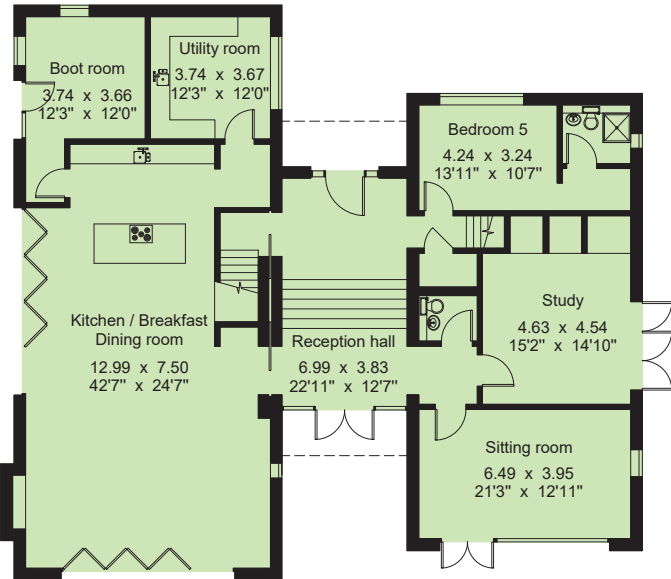


Permitted plans for development of new house:  
The Barns at Thorford Hall Farm, Staplehurst

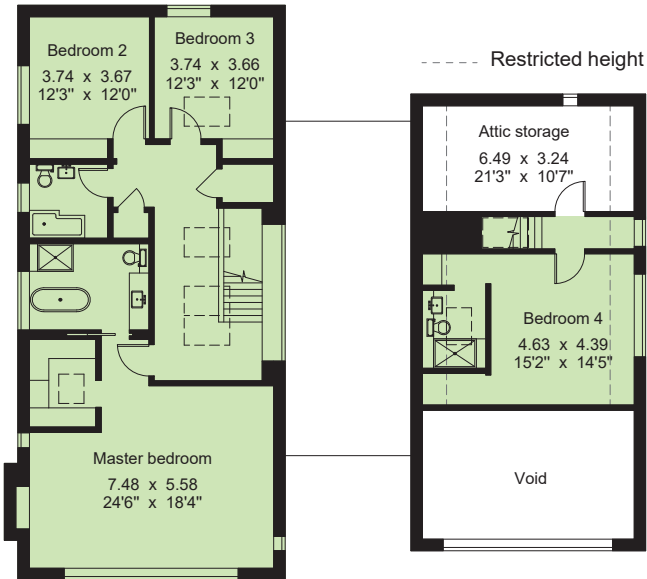
Gross internal area (approx.)

House - 406.1 sq m (4371 sq ft)

For identification only - Not to scale  
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Ground floor



First floor



