



## DELIGHTFUL LISTED FARMHOUSE WITH 18TH CENTURY UNCONVERTED BARN

GOUDHURST ROAD  
STAPLEHURST, TN12

**Guide Price £850,000, Freehold**

savills



## THORFORD HALL FARMHOUSE, GOUDHURST ROAD

**Guide Price £850,000, Freehold**

Beautifully situated off a rural country lane •  
Pretty listed four bedroom farmhouse •  
Refurbished by the current owners • 18th century  
barn with lapsed planning to link to the  
farmhouse • Cranbrook School catchment (2019)

### Situation

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.

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

The property falls within the Cranbrook School catchment area, and there are an excellent range of schools in the area.

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.

### Description

Occupying a peaceful rural setting amidst open countryside, Thorford Hall Farmhouse is a delightful 4 bedroom Grade II listed property with an impressive 18th century listed barn that has lapsed planning to link it to the main house.

The property 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 Farmhouse is approached via double timber gates. There is a substantial gravel parking area to the front of the house. The level lawned gardens extend mainly south wards with post and rail fencing to the perimeter.

#### Agent's Note

1. Several rooms have low ceiling heights.

#### Tenure

Freehold

#### Local Authority

Tunbridge Wells Borough Council

#### 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 Farmhouse will be found on the right hand side.

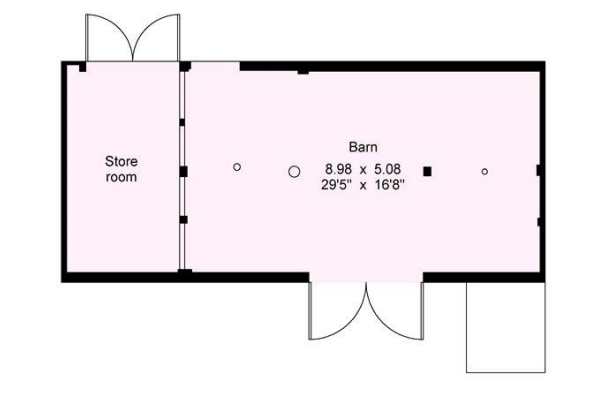
#### Viewing

Strictly by appointment with Savills.



## FLOORPLANS

Gross internal area: 2122 sq ft, 197.1 m<sup>2</sup>



### Thorford Hall Farmhouse, Staplehurst

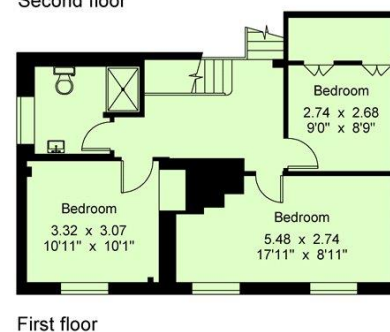
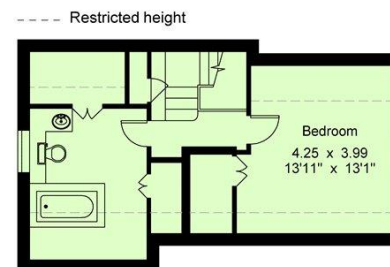
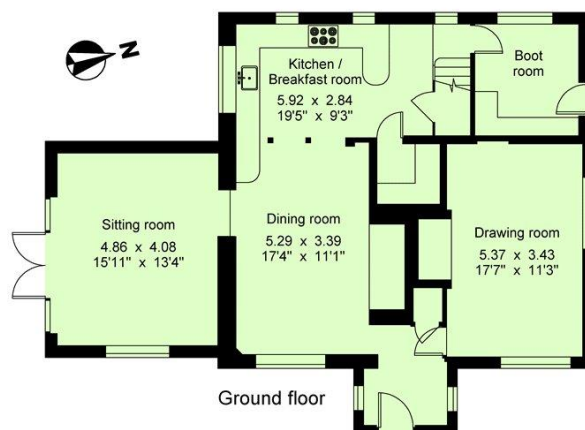
Gross internal area (approx.)

House - 197.2 sq m (2122 sq ft)

Barn - 61.4 sq m (660 sq ft)

For identification only - Not to scale

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