



A stunning Grade II* listed family home in the heart of this highly sought-after village

Hartnup House, Water Lane, Smarden, Kent TN27 8QB

Freehold

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Entrance Hall • Drawing Room • Dining Room • Study
 • Kitchen/Breakfast/Family Room • Shower/Utility Room
 • Minstrel's Gallery • Six Bedrooms (Two Attic) • Two
 Bathrooms • Detached Garage with First Floor Room
 • Beautifully Landscaped Garden • Pond and Stream
 • Garden Store and Potting Shed

History

Dating in part from the 15th century, Hartnup House is an enchanting detached property of architectural interest and historic note and designated a Grade II* listing. In 1671 the south east wing was added by Matthew Hartnup, who was understood to have been the village apothecary and whose name is inscribed along with the date on the bressumer oversail. On either side are two single petal roses of the houses of York and Lancaster and two carved rhinoceros, which had strong medical associations throughout Europe by the 17th century. Indeed, The London Society of Apothecaries featured German artist Albrecht Dürer's rhinoceros on its crest as early as 1617 and it was believed that vessels carved from rhino horn had the ability to detect poisons.

Hartnup House and the beautifully landscaped garden with the medieval church of St Michael the Archangel as a backdrop, has been in the same ownership for almost 40 years and has been sympathetically and lovingly preserved by the present owners.

Description

This fascinating property, originally built in the traditional 'hall house' style of the 15th century, is beautifully presented throughout with excellent family accommodation over three floors. Points of note include;

- An abundance of exposed timbers and beams feature throughout, including some wonderful

heartwood/duramen beams in the oldest parts of the house, impressive inglenook fireplaces, parquet, limestone and travertine flooring.

- The three attractive reception rooms are of good proportions, with the drawing room and study both enjoying a lovely garden outlook and the former benefitting from a wood burning stove.
- The kitchen/breakfast room has an extensive range of bespoke cupboards and appliances comprise a gas fired Aga, electric oven, integral dishwasher, microwave, fridge and freezer. French doors open from the family area to a pretty terrace and the gardens beyond.
- A minstrel's gallery overlooks the staircase leading to the first floor where three of the four bedrooms enjoy a double or triple aspect and are served by a family bathroom. Separate staircases lead to the two attic bedrooms and a further bathroom.
- Hartnup House has a driveway with parking for several cars and access to a detached double garage with useful first floor room.
- The glorious landscaped garden lies mainly to the south and south west (an 'invisible boundary' with the neighbouring property lying to the west). The garden, with gently sloping lawns, is stocked with mixed herbaceous borders, specimen trees, a rose and clematis-clad walkway and paved terraces. There is a kitchen garden, a pond and a stream which adjoins the river Beult.





Situation

Local & Comprehensive Shopping: Smarden village has a village green, a butcher, art gallery, two public houses together with a 13th century church, popular primary school and pre-school and tennis court. Further shopping and facilities can be found in Headcorn, Cranbrook, Tenterden, Ashford and Tunbridge Wells.

Mainline rail services: Services run to London from Pluckley and Headcorn, with access to London Victoria from Charing. A high speed train service runs between London St Pancras and Ashford in about 38 minutes and Eurostar trains are available from Ashford International.

Education: There is a wide range of schools in the area in both the state and private sectors at primary and secondary levels.

Motorway Links: The M25 can be accessed via the M20 at junction 8 providing links to Gatwick and Heathrow airports and other motorway networks.

Directions

From Cranbrook proceed to Wilsley Pound roundabout and follow the A262 through Sissinghurst to Biddenden. In Biddenden turn left onto the A274 and after about 0.9 of a mile turn right into Smarden Road and proceed for about 3 miles into Smarden continuing in to the village and bear left into Water Lane, where Hartnup House will be found shortly on the left hand side.

Services

Mains gas fired central heating, mains water, electricity and drainage.

Outgoings

Ashford Borough Council 01233 331111. Tax band G

Viewing

Strictly by appointment with Savills on 01580 720161. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



Hartnup House, Smarden

Gross internal area (approx) 284.4 sq m/3061 sq ft

Garage 57.6 sq m/620 sq ft

Total 342.0 sq m/3681 sq ft



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savills.co.uk

Duncan Petrie

Savills Cranbrook

01580 720 161

cranbrook@savills.com



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