A HANDSOME WING OF GRADE II LISTED LULLINGSTONE CASTLE

MOLL COB, LULLINGSTONE CASTLE, LULLINGSTONE PARK, EYNNSFORD, KENT, DA4 0JA

Guide Price £1,250,000, Leasehold
Situation
Moll Cob is the east wing of Lullingstone Castle which has been home to the Hart Dyke family for twenty generations. St Botolph’s church which was built in the early 16th century sits within the grounds, together with a 15 acre lake. Lullingstone Golf Course and Lullingstone Park are adjacent to the Castle grounds with Lullingstone Visitor Centre a short distance via a riverside footpath from the Castle grounds. Lullingstone Roman Villa sits between the Castle and Eynsford, a beautiful village at the heart of the Darent Valley, set in the Kent Downs Area of Outstanding Natural Beauty. The village has an ancient hump back bridge and ford together with many Tudor buildings, a Norman church and the ruins of a Norman castle nestling beside the River Darent. Eynsford has a number of local shops, pubs and restaurants and is within close proximity of the M20/M25.

• Comprehensive Shopping: Swanley (3.4 miles) and Sevenoaks (8.1 miles) offering supermarkets and high street shops. Bluewater (9.1 miles).
• Mainline Rail Services: Eynsford serving Blackfriars & St Pancras International during the week and London Victoria at weekends. Swanley and Farningham Road stations (London Victoria). Sevenoaks (London Bridge/Canon Street/Charing Cross). Ebbsfleet International Station (15 minutes) provides services to Europe.
• Primary Schools: Eynsford, Shoreham and Otford.
• Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall Schools, and a number of other private prep and senior schools.
• Leisure Facilities: Possibility of fishing at Lullingstone Castle as a member of Kingfisher Angling and Preservation Society www.kapstrout.co.uk. Lullingstone Park offers footpaths throughout with Lullingstone Visitor Centre a short distance via a riverside footpath from the Castle grounds. Golf in Lullingstone, Shoreham, Otford and Sevenoaks (Wildernesse and Knole Park). Leisure centres in Fawkham, Sevenoaks, Hildenborough and Tonbridge.
• Communications: The M25 junction 3 (Swanley) provides access to London and the Suburbs, Dartford Tunnel, Gatwick, Stansted and Heathrow airports and the M20.
Description
Moll Cob is a highly individual Grade II listed wing of Lullingstone Castle dating from the 15th Century with the main house remodelled in the 18th century. Moll Cob provides elegant and flexible accommodation arranged over three floors. This unique property has a wealth of features including some panelled walls and ceilings, fireplaces, ¾ height multi pane sash windows, stone mullion lead light windows and feature stain glass window, window shutters, shell and dart coving and deep window sills. The property sits within beautiful established gardens which provide an attractive backdrop.

• The impressive stone vestibule and oak front door open to the entrance hall with built-in storage, stairs rising to the first floor and a well-appointed cloakroom. There is also access to the central courtyard.
• Completing the ground floor is a utility room with a range of wall and base cupboards, worktop incorporating a butler sink and space for a fridge freezer, washing machine and tumble dryer.
• An attractive oak staircase rises to the first floor where a generous landing offers an outlook to a courtyard with stone mullion lead light windows, with feature stained glass inserts.
• The principal reception rooms provide elegant and well-proportioned areas for entertaining. They comprise an attractive double aspect drawing room with two fireplaces and delightful views over the gardens; the dining room with a fireplace, panelled ceiling and a built-in shelved cupboard and the sitting room with a fireplace with wood burner, built-in storage, panelled walls and a window seat.
• The library has a fireplace with a wood burner and marble surround and a delightful outlook to the front, with a small study area adjacent.
• The impressive kitchen/breakfast room is fitted with a range of bespoke wall and base cupboards with granite work surfaces incorporating a double butler sink. Appliances include a Stoves range oven, induction hob and Bosch dishwasher, with space for a fridge freezer. There are panelled walls and a wonderful outlook with the benefit of an oak window seat.
• A stylish and well-appointed shower room adjoins the library and completes the first floor accommodation.
• A further staircase rises to the second floor and benefits from built-in storage and loft access.
• The impressive double aspect master bedroom has a charming fireplace with a wood burning stove and tile surround. The room is well-appointed with a bank of fitted wardrobes and enjoys lovely views over the gardens.
• There is an adjoining well-appointed bathroom comprising a bath with shower over, pedestal wash basin and WC.
• There are three further bedrooms, all of which are generously proportioned, with one room benefitting from a bank of fitted wardrobes and a brick feature fireplace.
• A bathroom with a vanity unit, bath and WC completes the accommodation.
FLOORPLANS
Gross internal area: 4009 sq ft, 372.5m²

Outside • The house is approached via a short drive with a garage and five bar gate, leading to a further parking area.
• The front elevations of Moll Cob are adorned with wisteria and a vine, and there is a spacious front terrace, ideal for al fresco entertaining. The delightful and secluded gardens are predominantly laid to manicured lawns with established shrubs and mature trees including conifer, laurel, bay and cherry blossom.
• A charming flint stone and brick wall encloses the garden on one side. There is a further raised paved seating area with a gas barbeque. Set within a wooded area are log stores, storage sheds and a fire pit. From here, a stepping stone path leads onto the lawn area where an additional circular seating area is located. • Within the communal grounds is a beautiful 15 acre lake.
Tenure: Leasehold  Services: Oil fired central heating. Mains electricity, private water, shared drainage.  Local Authority: Sevenoaks District Council 01732 227000
Outgoings: Tax Band ‘G’ 2019/2020 £3,116.10. Annual rent & service charge £950.00

Directions: From Sevenoaks take the A225 north towards Otford/Eynsford. Continue into Eynsford village along Eynsford Road turning left into Riverside opposite the village church. Continue over the hump back bridge and proceed along this lane where the road becomes Lullingstone Lane. Follow the signs to Lullingstone Roman Villa. Upon reaching the Villa, take the road immediately to the side and into the private drive at the back of the villa leading to Lullingstone Castle. Continue for about 1/2 mile to the very end of the road where there is a black gate with an access buzzer located on a post to the right. Continue onto the private grounds with the lake to your right. Follow the drive to the main house and Moll Cob is located at the end of a driveway between the main house and a row of white garages. Viewing: Strictly by appointment with Savills.