



Grade II Listed Farmhouse with spectacular views

Blackham, Tunbridge Wells, East Sussex, TN3



Grade II Listed Farmhouse in High Weald AONB • Four bedrooms and three bathrooms • Sitting room, dining room and study • Kitchen/breakfast room • Wealth of period features • Gardens and grounds of some 16 acres, with garaging and workshop • Far-reaching countyside views • Within convenient reach of local amenities, neighbouring towns, road and rail links and schools

Local Information

This location offers rural living whilst being close to excellent local amenities. Pound Farm is found in the small hamlet of Blackham just north of Ashurst village, which has a Parish Church and a mainline station with direct trains to London. There are local amenities in Fordcombe, Langton Green and Groombridge whilst the spa town of Tunbridge Wells (about 5.9 miles) offers high street shopping, supermarkets, cinemas, theatres, cafes, restaurants and the historic Pantiles. East Grinstead lies under eight miles to the west also offering a good range of amenities.

State and private schools: Primary schools in Langton Green, Penshurst, Speldhurst, Withyham, Groombridge and Fordcombe. State secondary and Kent grammar schools in Tunbridge Wells and Tonbridge. Preparatory schools include Brambletye, Cumnor House, Ashdown House and Michael Hall Steiner towards East Grinstead, Holmewood House in Langton Green and Rose Hill in Tunbridge Wells. Private senior schools in Tonbridge for boys, Mayfield and Benenden for girls, and Co-ed options at Sevenoaks, Brighton and Eastbourne.

Mainline rail: Ashurst station (0.8 miles to station car park) with services to London Bridge, whilst Tunbridge Wells has services to London Bridge, Waterloo East, Charing Cross and Cannon Street. Hildenborough to the north is reached through country lanes within approximately nine miles.

Communications: The M25, accessed at junction 5 via the A21, links to London, the south coast and the motorway network, and thereby to Gatwick and Heathrow airports and the Channel Tunnel terminus.

About this property

Pound Farm is a highly attractive Grade II Listed farmhouse, steeped in local history, believed to date back to the 15th Century, occupying an elevated position with a sizeable land holding of approximately 16 acres and enjoying spectacular panoramic and far-reaching views to the south-east in the High Weald Area of Outstanding Natural Beauty.

The farmhouse enjoys a wealth of period features including exposed beams, latched wooden doors, a bread oven which is found within the sitting room and the charming gabled porch and matching gabled dormers with striking cusped fascias.





Pound Farm enjoys a flexible ground floor layout; the pretty farmhouse kitchen/breakfast room with brick paved floor and door opening onto the formal rear garden, has an attractive bespoke joinery with both base and wall units providing good storage and preparation space, with outlook over the front and rear gardens; an oil-fired Ray-burn oven is nestled into a feature fireplace, which powers the central heating and hot water system. There is ample space for more informal dining.

The dual aspect formal dining room enjoys an impressive feature fireplace with log burner and rustic flagstone flooring. The flooring continues through to the welcoming sitting room with feature fireplace and log burner and the original bread oven, the sitting room also enjoys direct access onto the rear garden. A study and w.c. complete this floor.

The first floor is home to the sizeable principal bedroom with vaulted ceiling and adjoining well-appointed bathroom; the second bedroom has an en suite shower room, there are two further double bedrooms and a family bathroom.

Outside: Pound Farm is approached via a sweeping driveway (a small section of which is shared at the roadside with neighbour Tibs Barn), the driveway leads up to parking area and the detached garage block with bank of 16 solar panels on the roof, workshop and potting shed.

The farmhouse has a manageable, well-established formal garden with a sheltered paved terrace that is ideal for child's play and outdoor entertaining, just beyond this there is a hidden vegetable patch (currently unused) whilst an orchard sits to the side of the house with a range of productive fruit trees. With some 16 acres in total, Pound Farm enjoys some truly exceptional countryside views.

Services: Mains Electricity and Water. Oil fired central heating and Private Drainage.

Tenure
Freehold

Local Authority
Wealden District Council. Tax Band G.

Viewing
Strictly by appointment with Savills 01892507000





Blackham, Tunbridge Wells, East Sussex, TN3
Gross Internal Area 2216 sq ft, 205.9 m²
Outbuildings 65.6 sq m/706 sq ft
Total 271.5 sq m/2,922 sq ft



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Pound Farm, Blackham

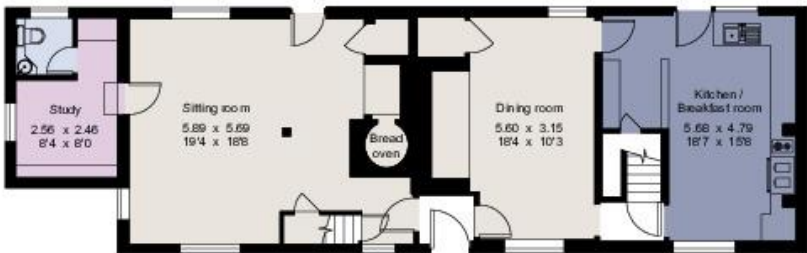
Gross internal area (approx) 205.9 sq m/ 2,216 sq ft

Outbuildings 65.6 sq m/ 706 sq ft

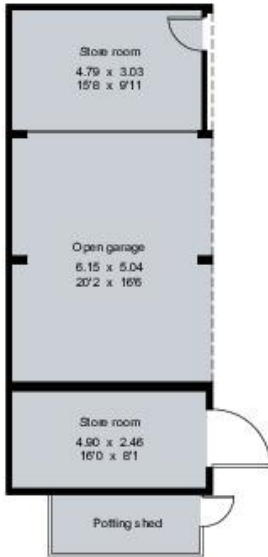
Total 271.5 sq m/ 2,922 sq ft



First floor



Ground floor



For identification only - Not to scale
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