



DELMONDEN FARM

HAWKHURST | KENT







DELMONDEN FARM

HAWKHURST | CRANBROOK | KENT TN18 4XD

HAWKHURST 2 MILES | CRANBROOK 5 MILES | TUNBRIDGE WELLS 14 MILES

A HIGHLY ACCESSIBLE & VERSATILE COUNTRY ESTATE WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA WITH CHARACTERFUL FARMHOUSE, ANNEXE, LANDSCAPED GARDENS & GROUNDS, SWIMMING POOL, TENNIS COURT, RANGE OF BUILDINGS BOTH AGRICULTURAL AND COMMERCIAL WITH SIGNIFICANT POTENTIAL.
ALL WITHIN A RING FENCE.

IN ALL APPROXIMATELY 85.09 ACRES

FOR SALE BY PRIVATE TREATY AS A WHOLE



Email: alex.cornwallis@btfoutpartnership.co.uk
Tel: 01233 740 077

www.btfoutpartnership.co.uk





INTRODUCTION & LOCATION

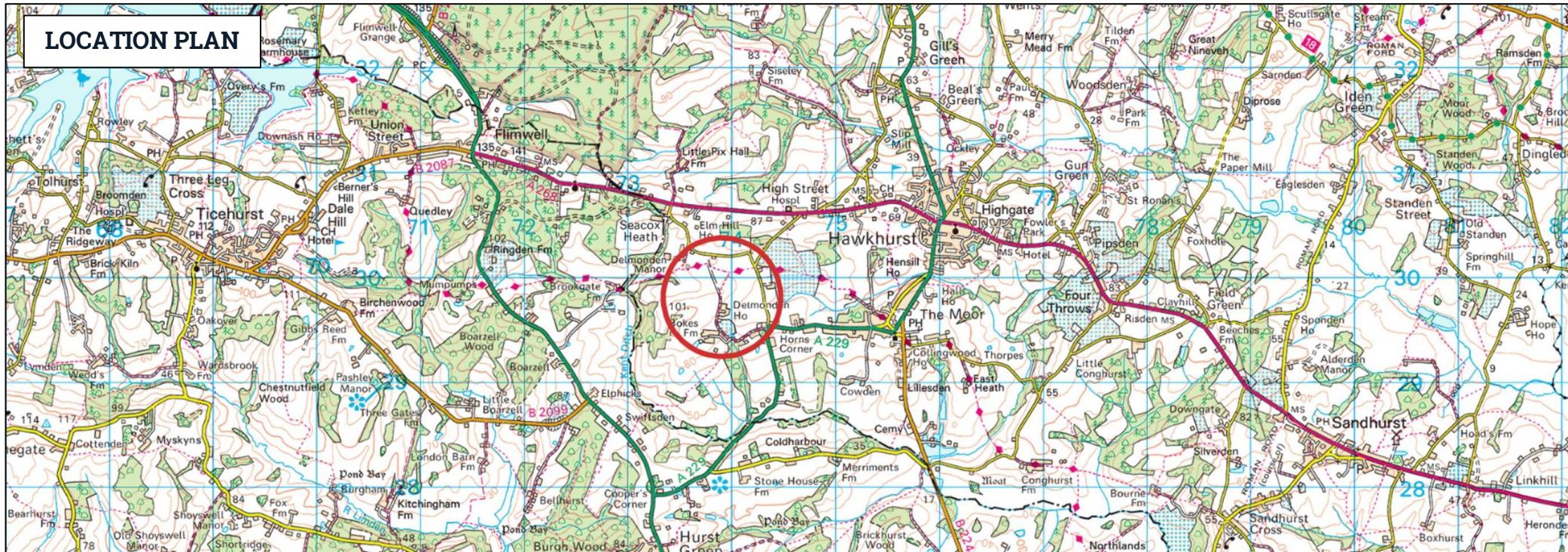
Delmonden Farm is located just to the south west of the village of Hawkhurst in the High Weald Area of Outstanding Natural Beauty and the Cranbrook School Catchment Area. The property has easy access to the local village of Hawkhurst which provides a comprehensive range of facilities and amenities as well as schooling. The Towns of Cranbrook and Tunbridge Wells are both within close proximity and provide a more comprehensive range of facilities and amenities along with access to the national road networks via the links to Maidstone at Cranbrook and the A21 at Tunbridge Wells. This location is renowned for its quality of local schools in both the private and state sectors with the most notable being Benenden, Ashford, Kings Canterbury, Tonbridge, Cranbrook and Sutton Valence. In addition, there are prep schools at Dulwich, St Ronans, Sutton Valence and Marlborough House. Please see the Location Plan below for the exact location of the property in relation to the surrounding towns and villages.

DIRECTIONS

From the centre of Hawkhurst, continue south onto the A229 (Horns Road) to exit the village. On the corner of the junction where the A229 turns sharply to the left, take the second right onto a narrow lane. Continue down for approximately 0.3 miles, keeping right on the track when it splits. Continue for a further 0.2 miles and Delmonden Farm is on the right.

WHAT THREE WORDS

///landlords.gain.decking (farm access road)



GENERAL DESCRIPTION

Delmonden Farm is in a desirable, peaceful and accessible location surrounded by its own land and buildings and has potential throughout. There are various component parts consisting of a Grade II Listed Farmhouse that has a history dating back to the 16th Century, with elements of its Tudor origins still visible today as well as a canvas of exposed beams, original decorative brickwork and open fires which welcomes the blend of historic and modern living. An Annexe to the rear of the Farmhouse which can be self-contained and looks out onto the walled garden. Landscaped lawns and gardens that have been kept to a high standard which gives the property a cared for and cherished feel. Delmonden also enjoys an array of leisure and sporting facilities, including a swimming pool (in need of modernisation and refurbishment), tennis court, stables and menage. There are a range of ancillary, agricultural and commercial outbuildings that have been maintained to a high standard opening the doors for an array of commercial opportunities or residential planning potential (STPP) in the future. The wider property is surrounded by pasture and woodland with views across the Weald of Kent and the entirety of the property extends to approximately 85.09 acres.



DELMONDEN FARMHOUSE

Standing prominently at the end of the driveway, the Farmhouse overlooks the front lawn with landscaped gardens and grounds to the rear. The house has character features throughout, and the accommodation comprises the following: -

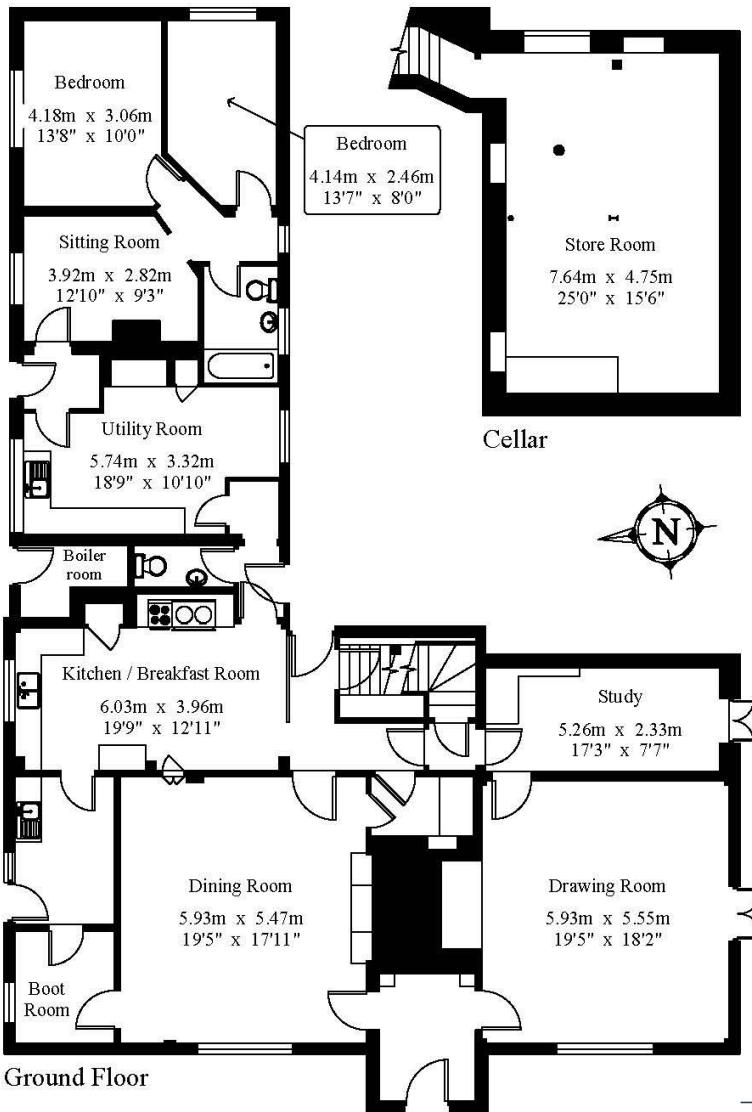
The front door leads into an **Entrance Porch** which to the right opens onto the **Drawing Room**, with large open fireplace and access to the **Rear Garden** via double doors. A further door leads from this room to the **Study**, which also has access to the garden and access to the **Rear Hall**. To the left of the Entrance Porch is the **Dining Room** with open fireplace and further access to the **Boot Room**, **Rear Entrance Hall** with door to parking area, and onto the **Kitchen/Breakfast Room** with a double AGA and fitted units along with door to **Walled Garden** and **W/C**, as well as a **Utility Room** and link through to the **Annexe**. To the rear of the Dining Room there is a further door to the Rear Hall with doors and stairs down to the **Cellar** and the **First Floor Landing**.

The First Floor Landing is a light and spacious area with doors leading to; **Bedroom 1** (double) with build-in storage, **W/C**, **Bedroom 2** (double) with walk-in-wardrobe space, **Bedroom 3** (double), large **Airing Cupboard**, **Bedroom 4** (double), as well as a **Family Bathroom** and further cupboards with stairs also leading up to the **Second Floor Landing**.

The Second Floor Landing opens up to **Bedroom 5** (double) with storage, **Bedroom 6** (double) and a further large **Storage Room**. The total gross internal area of the Farmhouse and Annexe together is **5,397ft²** with floor plans opposite for the exact layout.

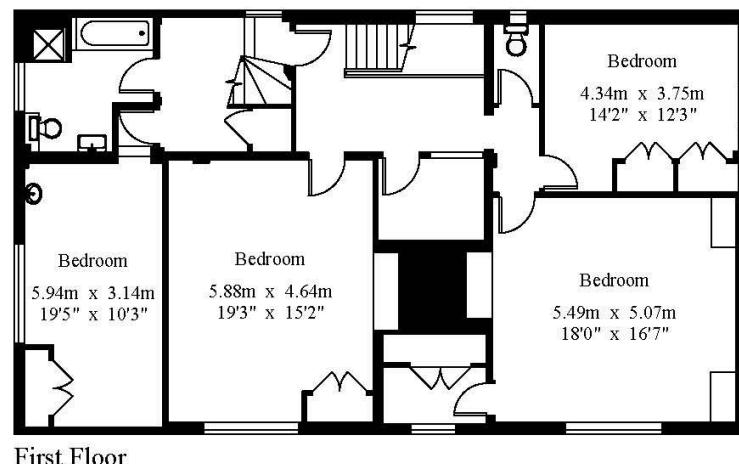
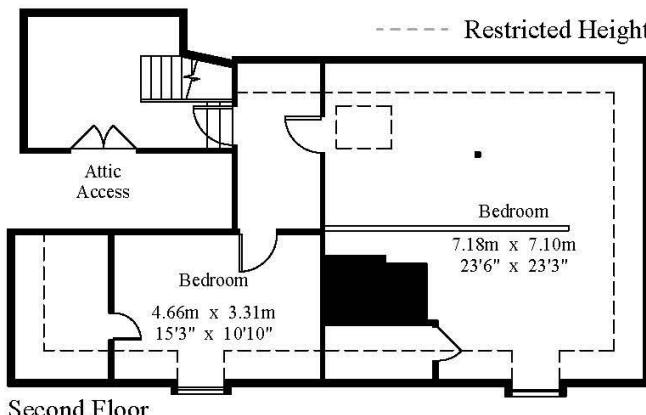


FARMHOUSE FLOOR PLAN



Delmonden Farm

Gross Internal Area : 501.4 sq.m (5,397 sq.ft.)



3 6 9 12 15
1 2 3 4 5
Feet Metres

For Identification Purposes Only.

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THE ANNEXE

The Annexe is attached to the main Farmhouse with a access either through the Farmhouse Utility Room or its own Front Door from the Rear Parking Area. Accommodation comprises the following: -

Front Door opens to **Entrance Hall** to the left is the **Sitting Room**, leading onto **Family Bathroom**, **Bedroom 1** (double) and **Bedroom 2** (double). To the right of the Entrance Hall is the Farmhouse Utility which could be utilised as a Kitchen if the Annexe was to be fully self-contained.

OUTSIDE GARDENS AND LEISURE

The landscaped lawns, gardens and ponds wrap around Delmonden Farmhouse with some walled features which allow it to become the true picture of an English garden. The Lily pond creates a tranquil space and has a jetty to fish from.

Beyond the lawns is a heated **Swimming Pool** measuring 39' x 17.7' with a vast flagstone terrace and **Pool House** which is in need of modernisation throughout. Past the swimming pool is the all-weather **Tennis Court** which is fully fenced.



FARM, EQUESTRIAN & COMMERCIAL BUILDINGS

Delmonden Farm comprises of a range of ancillary, agricultural and commercial outbuildings, which have been built and maintained well. They are predominantly situated to the north of the Farmhouse and have potential for either commercial income or residential planning permission as is shown by the lapsed class PA permission for 9 residential units. A breakdown of the buildings at is as follows: -

- 1. Garage** – Brick and tile garage used for ancillary storage to the main Farmhouse - 35m²
- 2. Car Port** – Steel portal frame car port used for under cover car parking within the main yard - 56m²
- 3. Equestrian Barn** – Steel portal frame construction currently housing 2 loose boxes, tack room and secure workshop - 227m²
- 4. Ragstone Barn** – Stone barn under a slate roof used for general purpose storage purposes - 62m²
- 5. Agricultural Barn** – Concrete portal frame barn open to the front and sides - 333m²
- 6. Commercial Barn 1** – Steel portal frame barn fully clad in steel box profile sheeting with roller shutter doors - 194m²
- 7. Commercial Barn 2** – Steel portal frame barn fully clad in steel box profile sheeting with roller shutter door and concrete floor - 164m²
- 8. Workshop 1** – Steel portal frame barn fully clad in steel box profile sheeting with roller shutters, personnel doors & concrete floor - 85m²
- 9. Workshop 2** - Steel portal frame barn fully clad in steel box profile sheeting with roller shutter & personnel door, concrete floor - 100m²
- 10. Horse Menage** – 60m x 25m horse menage with a mixed surface

Please refer to the Detailed Buildings Plan opposite for the exact layout and position of the buildings in relation to the Farmhouse.



DETAILED BUILDINGS PLAN



LAND

The land at Delmonden Farm is situated predominantly to the north and west of the Farmhouse and buildings and runs all the way up to Delmonden Road to the north with an additional access gate in situ if required. The land is all laid to grass in a variety of enclosures and was formerly used by the pony club for many years for cross country courses or trials and alike. There are two fields to the east and southeast of the yard that are also included and are again down to grass. To the south of the Farmhouse is a single veteran orchard with a range of veteran apple trees that will produce fruit this year. There is a pond on the southern boundary which has been used for fishing in the past along with a woodland shaw. The land, ponds and woodland extend to a total of 80.43 acres and is classified as Grade 3 on the Agricultural Land Classification Plan for England and Wales with soils consisting of Wealden clays typical of this part of the county. Please see the Boundary Plan opposite for the exact area to be sold.



BOUNDARY PLAN







SERVICES

Delmonden Farm is connected to mains electricity and water with drainage to a private system. The house is heated through an oil fired central heating system. Please Note none of these services have been checked or tested.

EPC

The Farmhouse – Band G

COUNCIL TAX

Band – G

LOCAL AUTHORITY

Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1QX

Tunbridge Wells Borough Council, Unit 148 Royal Victoria Place, Tunbridge Wells, Kent TN1 2SW

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

Please Note: There are public rights of way that run through the property. A copy of the Public Rights of Way Plan is available on the Data Room.

TENURE

The property is registered under Land Registry Title Number K488017. Copies of the Office Copy Entries & Title Plan are available on the Data Room





BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their own inspection and from the Land Registry plans available.

ACCESS

Access is directly from Horns Hill to the south into the registered title. Further information on the access is available from the agents on request. There is an additional access road to the centre of the holding from Delmonden Road to the north. Please note the main access drive is shared by the Oast which is not owned by the Vendor subject to a fair proportion of maintenance costs.

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole. The vendor reserves the right to take the property to informal tender, formal tender or auction at a later date if required. The vendor also reserves the right not to accept any offer.

PHOTOGRAPHS

The photographs within this brochure were taken in April 2024.

DATA ROOM

A data room is available with the selling agents. Please email alex.cornwallis@btffpartnership.co.uk.

PURCHASER IDENTIFICATION

We are now required to obtain proof of identification for all Purchasers. BTF employs the services of Thirdfort to verify the identity and residence of purchasers.



PLANNING

A search of the Tunbridge Wells Borough Council planning portal has been done and a schedule of the available applications in relation to the property can be found on the Data Room.

ACREAGES

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sale particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances, or any fittings.

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings are strictly by appointment only with the vendor's sole agent. If you would like to view, please contact Alex Cornwallis on the contact details below.

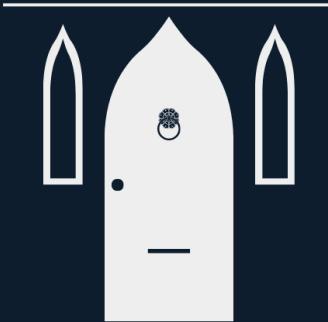
Tel: 01233 740077 (Challock Office)

Mob: 07799 846872 (Alex Cornwallis)

Email: alex.cornwallis@btffpartnership.co.uk







Land and Property Experts

www.btfpartnership.co.uk

Clockhouse Barn Canterbury Road Challock Kent TN25 4BJ