

PHILLIPS & STUBBS

GOULD FARM
FRITTENDEN, KENT



GOULD FARM

Mill Lane, Frittenden, Kent TN17 2DT

A beautifully presented Grade II Listed period farmhouse tucked away in an idyllic yet accessible rural setting in the Cranbrook School Catchment Area in approaching 3 acres of gardens and grounds, together with a range of useful outbuildings providing ancillary accommodation to suit a variety of lifestyle options.

Dining hall ■ Drawing room ■ Sitting room ■ Study
Open plan kitchen and vaulted breakfast room
Home office/studio ■ 2 Cloakrooms

Landing ■ Six bedrooms ■ 3 Bathrooms (2 en suite)

Oil central heating

Garaging and further outbuildings including a home office, workshop, stabling and studio

Mature garden and fields of about 2.7 acres in total

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.



Set off an idyllic country lane in a small hamlet formerly known as The Brook, Gould Farm is situated in the Cranbrook School catchment area on the edge of the village of Frittenden, which offers a range of local services including village stores, primary school and the parish church of St Mary's, along with cricket, tennis and sports clubs. The Wealden towns of Cranbrook (5 miles) and Tenterden (9 miles) offer more extensive shopping facilities, amenities and restaurants. In addition to Cranbrook School, there are other excellent schools in the area, including Bethany, Benenden School, Marlborough House, Sutton Valence, St Ronan's and Dulwich Prep School together with a number of well regarded state schools at all age levels. Nearby Staplehurst Station (2.4 miles) provides frequent services to London Bridge, Cannon Street and Charing Cross with journey times from under an hour - www.nationalrail.co.uk. Rail services are also available from Headcorn (3.8 miles) and Ashford International (16 miles) which provides a high speed service to St Pancras in about 37 minutes. The A21 (12 miles) gives access to the M25 for Gatwick and Heathrow airports and the national motorway network. The M20 (10 miles) gives access to Dover, Folkestone and Ashford.

A magnificent example of a medieval Wealden Hall House with later 16th and 18th century additions, this sympathetically restored Grade II Listed farmhouse is timber framed with exposed close-studding and plaster infill to the facade, tile hung return elevations, a jettied cross-wing and a Crown post roof. The beautifully presented accommodation, which benefits from excellent ceiling heights of about 8'6" in the principal reception rooms, is arranged over three levels, as shown on the floor plan. Particular features include honeyed oak exposed timber framing, casement and original mullion windows, wide antique oak floorboards, vaulted ceilings, brick flooring and exposed vertical oak medieval screen.

The property is approached via a panelled front door opening into a dining hall with a tall multi paned window to the front, a massive inglenook fireplace and a medieval wall screen with vertical oak panelling. The dual aspect drawing room has a tall window overlooking the front garden, mullion windows to the side and a fine inglenook fireplace. To the rear is a double aspect sitting room with wide oak floorboards and a glazed door to the garden. Further versatile reception accommodation includes a study with a cast iron fireplace with Art Nouveau style tiling and a home office/studio.





The partially vaulted farmhouse-style kitchen and breakfast room with old brick flooring is fitted with a range of bespoke cabinets comprising cupboards and drawers beneath oak work surfaces with space for a dishwasher, a Neff oven and hob, a fridge and an oil fired oven Aga set into a fireplace surround.

Adjoining is a laundry room fitted to match the kitchen with a gamekeeper's sink, space for various white goods, panelled doors opening to a cupboard housing the oil fired boiler and Megaflo pressurized water system and a door to the garden. The ground floor is served by two cloakrooms with Catchpole & Rye fittings, one of which has geometric pattern tiling to the floor.

On the first floor, the main bedroom has a fine fireplace, massive collar beam, a walk-in dressing room, together with an en suite bathroom. There are two further double bedrooms which are served by a very well-appointed bath/shower room.

An original oak staircase leads up to the second-floor guest bedroom suite which features a Crown post and exposed medieval pargetting. Adjacent is a stylish bathroom area complete with Slipper bath. Steps then continue up to two interconnecting attic bedrooms, one with separate staircase returning down to the first-floor landing.

Outside

Gould Farm is approached via a circular carriage driveway with a central lawn which leads to the front of the house and provides parking for several vehicles. From here there is access to a detached single garage, adjacent to which is a substantial outbuilding with two versatile rooms currently arranged as a home office and kitchenette providing ancillary accommodation.

The mature, secluded gardens surround the house and are laid down to level expanses of lawn with an avenue of established yew trees, many varieties of old English roses, terraced areas, raised herb and vegetable beds and a stream to the north boundary. Immediately to the rear of the house is the former brick bakehouse which has been converted into a studio/home office. Beyond the gardens is a substantial timber building set in a field comprising two stables and a tractor store with hard standing area and





power and light connected. The building offers potential for ancillary accommodation, subject to planning and benefits from an independent vehicular access from Mill Lane. In all the garden and grounds amounts to about 2.7 acres.

Agent's Note: There is a right of way for neighbouring properties, together with a footpath, over the side access lane beyond the garden boundary leading to the workshop and stable building in the field.

Directions

From Cranbrook, take Waterloo Road to the Wilsley Pound roundabout. Go straight on towards Staplehurst. After 0.4 miles take the second right hand turn, signposted Frittenden. Proceed over the staggered cross roads and continue for approximately 2.6 miles into Frittenden. In the centre of the village, turn left into Mill Lane. Proceed for about a mile and the entrance to Gould Farm will be seen on the left hand side after about 0.5 of a mile.

From Tenterden, proceed along the A28 Ashford Road and bear left onto the A262, signposted Biddenden and Maidstone. Continue for about 4.5 miles passing through Biddenden and on towards Headcorn and then bear left, signposted Frittenden. Turn left at the T Junction and continue for 2 miles to Frittenden village. At the staggered crossroads, go straight over into Mill Lane, proceed for about a mile and the entrance to Gould Farm will be seen on the left hand side after about 0.5 of a mile.

Tenure

Freehold.

Services

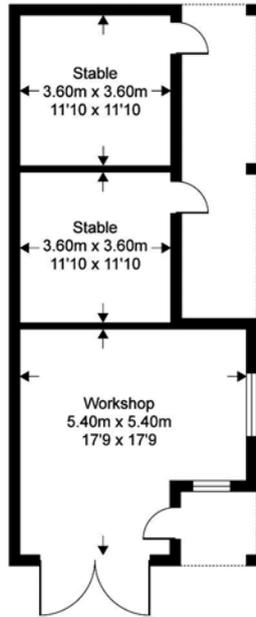
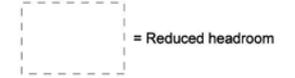
Mains water and electricity. Oil central heating. Private drainage. Fast broadband connected. Ultra-fast fibre broadband available on site.

Viewing

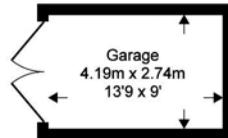
Strictly by appointment with Phillips and Stubbs

Gould Farm

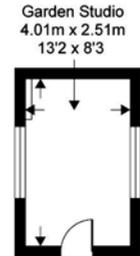
Approximate Gross Internal Area = 389 sq m / 4185 sq ft
(excluding garage, outbuildings & restricted head height)



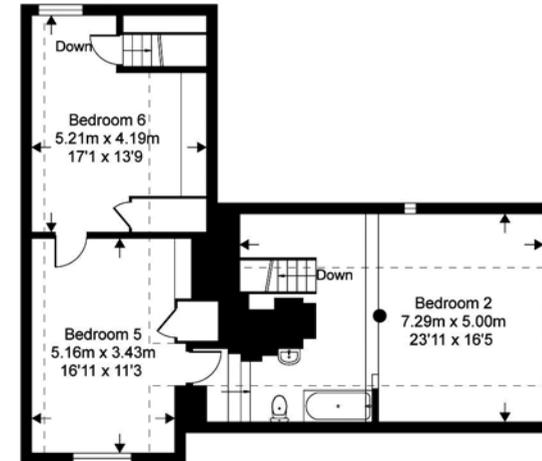
Outbuilding 3



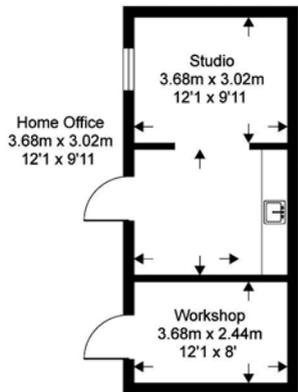
Garage



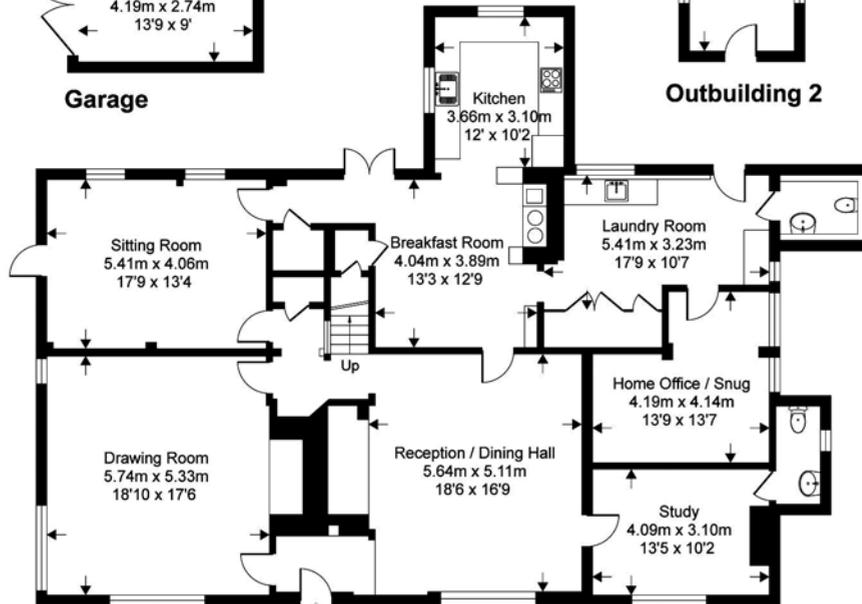
Outbuilding 2



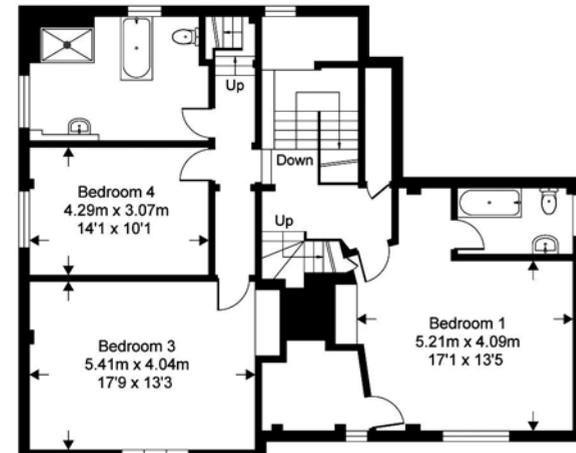
Second Floor



Outbuilding 1



Ground Floor



First Floor

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