

# The Granary, Upper Postern, Postern Lane, Tonbridge









# The Granary, Upper Postern, Postern Lane, Tonbridge TN11 0QP

*Beautiful 3-Bedroom Barn Conversion With Detached Studio Annex Potential in Open Countryside Setting*

## Accommodation Summary

- Detached house
- 3 bedrooms, 1 en-suite
  - Living room
  - Dining room
- Country style kitchen/breakfast room
  - Lobby area
  - Family bathroom
- Large garden with summer house and off-street parking
  - Detached Annex/studio with garaging
  - Sought after location



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This wonderful detached barn conversion is sat proudly within its landscaped gardens occupying an idyllic rural position surrounded by rolling Kent farmland and open countryside.

Within easy reach of Tonbridge with its excellent train links to central London, first class schools, Waitrose and other local amenities, this home is perfect for families with professional needs.

Approached via a quiet country lane, a five-bar gate opens into a hard surface driveway with parking for up to four cars.

The house's impressive black façade contrasts beautifully with its lush green surroundings while the detached studio/annex sits neatly to the side. It is a fantastic addition with a garage/workshop on the ground level and living accommodation with a double height vaulted ceiling and exposed beams on the first floor. It is a very versatile space that can either be used for older children, visiting guests or alternatively can be easily reconfigured to afford you home working or business opportunities.

Returning to the main house, you enter through a glazed entrance door flanked by full height picture windows stretching across the front of the house.

The entrance hall delights in a charming country feel with tiled flooring and exposed beams welcoming you in.

First on the left is the kitchen/breakfast room. Bespoke wooden cabinetry housing fitted Bosch appliances blend beautifully with its original features. A dresser unit with lighting, a sink ideally placed underneath the window capturing garden views and a large lobby area providing additional storage space and a fitted bench, all add to the charm and character of the room.

Conveniently placed next door is the dining room, warm wooden beams framing the space for delightful dining experiences. A useful guest cloakroom sits next door.

To the rear of the hallway is the living room which stretches the width of the house and provides ample space for family and guests. A wood burning stove adds warmth in the colder months whilst triple aspect windows drench the room in sunlight.

Climbing the stairs to the first floor you reach the landing and the pretty bathroom. It is a tranquil space with a shower over the bath and a vanity unit with inset wash hand basin sitting under its Velux window.

Opposite is the master bedroom with its own en-suite bathroom. It has an impressive double height beamed and vaulted ceiling and double aspect windows offering beautiful views of the garden enabling you to lie in bed and watch the changing seasons in comfort.

At the front of the house are two further bedrooms, one a good sized double with open countryside views.

Outside the glorious garden lies predominantly to the rear of the house and is laid mainly to lawn with mature trees, shrubs and hedging providing a high degree of privacy and safely self-contained for pets and children. A circular paved terrace sits to the side of the kitchen giving plenty of space for alfresco dining while you enjoy the far-reaching Hadlow Estate farmland views. A pretty timber summer house is ideally placed to enjoy the late sun.

This beautiful unique home is brimming with character from its period features and striking unspoilt country views. It is also well placed for commuters being only 2.5 miles from the local mainline station with excellent rail links to central London. A must see!







## HOUSE

### Covered glazed entrance door, which opens into:

**Entrance Hall:** tiled flooring, exposed wall and ceiling beams, front aspect full height windows, side aspect window, open raised tiled under stair storage space, space for coats, radiator and doors opening into:

**Kitchen/Breakfast Room:** 15'1 x 14'3 front aspect full height windows, side aspect window, exposed wall and ceiling beams, integrated Bosch oven, 4 ring Bosch electric hob, extractor, tiled splashback, fitted Bosch dishwasher, fitted fridge/freezer, 1 ½ sink with mixer tap and drainer and tiled flooring. The kitchen has plenty of countertops and a good selection of bespoke wooden eye and base level units, one housing the boiler, fitted dresser with lighting, radiator and glazed door opening into:

**Lobby:** side aspect window, tiled flooring, fitted bench seat, two fitted full height cupboards with shelving, radiator and part glazed door opening onto the garden terrace.

**Dining Room:** 10'9 x 11'6 side aspect window, exposed wall and ceiling beams and radiator.

**Cloakroom:** low level WC, wall hung wash hand basin and tiled flooring.

**Living Room:** 20'6 x 10'8 side and rear aspect windows, side aspect part glazed door opening into the garden, wood burning stove with tiled hearth and radiator.

**Stairs up to first floor landing with side aspect window, double airing cupboard housing the water cylinder with shelving for linen, exposed wall and ceiling beams, radiator and doors opening into:**

**Bathroom:** side aspect Velux window, wood panel enclosed bath with wall mounted shower, vanity unit with wash hand basin over and cupboard under, low level WC, part tiled walls, exposed beams and radiator.

**Master Bedroom:** 17 x 10'8 side and rear aspect windows with views of the rear garden and countryside, exposed wall and ceiling beams, fitted double wardrobe with hanging rail and shelf, single wardrobe with hanging rail and shelf, radiator and door opening into:

**En-suite:** side aspect window, low level WC, vanity unit with wash hand basin over and cupboard under, heated towel rail, wood panel enclosed bath with mixer tap and wall mounted shower attachment.

**Bedroom 2:** 7'4 x 14'8 side aspect Velux window, front aspect window, exposed beams and radiator.

**Bedroom 3:** 7'3 x 10'10 front and side aspect windows, exposed beams and radiator.

**Outside:** The house is approached through a 5-bar wooden gate to a hard surface driveway with parking for up to 4 cars. Lawn stretches around the house with mature hedging sitting at all perimeters with open farmland owned by the Hadlow Estate to the left and rear. To the rear the garden is laid mainly to lawn with a circular paved terrace sitting beside the kitchen. To the right perimeter is wooden fencing with a wooden shed and a timber summer house with a paved terrace. There are a variety of trees, shrubs and plants edging the lawn and a paved terrace at the rear of the house.





GROUND FLOOR 71.57 sq. m.  
( 770.34 sq. ft. )



1ST FLOOR 55.34 sq. m.  
( 595.73 sq. ft. )



ENTRANCE FLOOR 39.37 sq. m.  
( 423.77 sq. ft. )



1ST FLOOR ABOVE GARAGE/WORKSHOP 39.37 sq. m.  
( 423.77 sq. ft. )



TOTAL FLOOR AREA : 205.65 sq. m. ( 2213.60 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		95
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 Plus) <b>A</b>		93
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		





**DETACHED ANNEX/STUDIO:** front and side aspect wooden double doors opening into:

**Garage/Workshop:** 28`10 x 14`9 lighting, electricity, plumbing and space for appliances, hard surface flooring, wall hung boiler and stairs rising to:

**Studio:** opening into:

**Living/Dining Room:** 19`3 x 14`9 double height vaulted and beamed ceiling, front aspect French windows with Juliette balcony, front aspect window, side aspect window, fitted shelves, radiators and doors opening into:

**Home Office/Bedroom:** 9`6 x 8 rear aspect window, rear aspect part glazed door opening onto wooden steps to ground level, airing cupboard housing the water cylinder with shelving for linen and radiator.

**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Town Council

Council tax: Band G (£2,251.00) / EPC: C (70)

**AREA INFORMATION:** Tonbridge/Tudeley - this property sits on the border of Tudeley and Tonbridge. Tudeley is a pretty semi-rural village, with its own church famed for its stained glass windows. Picturesque Tonbridge, on the River Medway, is 4 miles (6 km) north of Royal Tunbridge Wells, 8.6 miles (13.8 km) south of Sevenoaks, 12 miles (19 km) south west of Maidstone and 29 miles (47 km) south east of London. It is a picturesque town steeped in history with a 13th Century Castle and a wealth of shopping and recreational amenities and unrivalled schooling. With open countryside on its doorstep it delivers nature in abundance to be enjoyed either cycling, walking or spotting wildlife. For recreational activities, there is the Tonbridge School gym, with its impressive facilities and indoor swimming pool and the Angel Sports Centre and the public swimming pool both based in the centre of Tonbridge. Nizels Golf & Country Club is a short drive away. There are many highly regarded primary schools in the area such as Capel Primary School, Woodlands Junior and Infant Schools, Royal Rise Primary School (formerly St Stephen`s Primary School) and Bishop Chavasse Church of England Primary School. There are also independent preparatory schools such as The Schools at Somerhill, Kent College, Hilden Oaks and Hilden Grange.





