

The Haybarn, Lower Haysden Lane, Tonbridge





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Beautiful 5-Bedroom Barn Conversion With Detached Studio in Open Countryside Setting

Accommodation Summary

- Detached barn conversion with detached studio annex
 - 5 bedrooms, 4 en-suite
 - Living room
 - Family room
 - Kitchen and separate utility room
 - Dining room
 - Bathroom and 4 en-suite shower rooms
- Garage and driveway with parking for 6 vehicles
- Landscaped gardens with outdoor kitchen
- Close to good schools and mainline station (35 minutes to London Bridge)



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This fantastic home is sat proudly within its landscaped gardens that occupy an idyllic rural position, surrounded by Kent countryside. However, with sought after schools, local shops, and excellent transport links nearby, you really do enjoy the best of both worlds.

Sympathetically converted and updated to give it a modern twist, the house retains some of its original charm. It is impeccably designed and offers space in every direction.

With a modest approach, automatic electric gates open to reveal unspoilt farmland views and an oasis of fruit trees, green lawns, and a tropical hideaway, created with clever planting.

A separate canopied entrance to the front welcomes you into the spacious entrance hallway, its warm wooden flooring contrasting beautifully with an elegant neutral palette that continues throughout the house.

On the left is the living room which is flooded with light from its triple aspect windows overlooking the garden and glazed double doors which open onto the decked sun terrace. It is a welcoming space with plenty of room for furniture and large sofas. A more intimate seating area is created by a wood burning stove and pretty tiled surround, adding warmth in the winter months.

Next door the kitchen is beautifully finished and fully equipped, as you would expect from a house of this quality. Light bounces off the glossy cabinetry, which wraps around the walls providing an abundance of storage, food preparation space on the Corian countertops, and housing for the integrated high-end appliances.

Opening to the rear is the dining room with yet more sleek cabinetry linking the two rooms, and space for a large dining table and chairs. Dual aspect windows, and yet more above, brighten the space with double doors opening onto the decked terrace and the outdoor kitchen. Outside, a long kitchen bar with room for up to eight bar stools offers casual dining with a bespoke brick setting for a pizza oven and additional wood grill. There is a further gas BBQ area to the rear of the living room making the whole area perfect for all year-round use.

Behind the dining room is the utility room with additional units, including a wall of full height storage and larder cupboards and space for additional appliances. A run of units below the windows provides under counter space and plumbing for appliances and an additional sink above, perfect for muddy boots and paws.

Returning to the hallway, past a useful guest cloakroom, the family room is on the left. It is currently set up as a children`s music and playroom and offers the ideal space to spend quality time together as a family.

An inner hallway, with a wall of full height windows bringing the outside in, joins bedrooms three and four, with their exposed brick rustic charm and Jack and Jill shower room.

Bedroom two, with its stylish en-suite, completes the ground floor and is perfect for visiting guests or elderly relatives.

Climbing the stairs to the first floor there are two further bedrooms, both with glorious countryside views, and a family bathroom with freestanding bath.

The principal bedroom has a wall of bespoke eaves storage cupboards with hanging space and a modern en-suite, both adding to the feeling of luxury that the room certainly delivers on.

It is a house that keeps on giving as there is a detached studio annex. It is a fantastic addition with an open plan living/dining/sleeping area, a kitchen, a shower room, and a private entrance. It is a very versatile space that can be used for visitors, as a rental opportunity or alternatively as a home office, away from the hustle and bustle of family life in the main house.

A garage, with an electric charging point and parking to the front, sits to the left of the property, with a wooden bin store and electrical charging point beyond the electric gates. A log store and shed with bicycle store cater for your every need and with the outdoor kitchen, covered sun terrace and creative planting, it is a garden for all seasons.

A large stretch of enclosed lawn meets the open farmland behind and is planted with a variety of trees, many mixed fruit, and plants. At the rear wooden gates open into a kitchen garden with raised vegetable beds, more wooden storage, and a bespoke chicken coop.

Circling the house, well chosen plants and trees provide a tropical feel as they offer leafy privacy and interest and connect to the honeysuckle clad studio annex to the rear.

This home has been flawlessly finished by the current owners whose attention to detail has ensured stunning décor and fittings of the highest quality throughout. It really does offer a luxury family lifestyle that you could move straight in and enjoy. A must see!





Canopied porch with part opaque glazed entrance door opening into:

Entrance Hall: opaque double glazed window, under stair cupboard, wooden effect flooring, radiator and doors opening into:

Cloakroom: low level WC, wall hung Fired Earth wash hand basin with mixer tap, part Fired Earth tiled walls and Fired Earth tiled flooring.

Living Room: 24`1 x 12`3 front, side and rear aspect double glazed windows, side aspect glazed doors opening onto the decked and covered sun terrace, wood burning stove with Fired Earth tiled surround and stone hearth, wooden effect flooring and radiators.

Kitchen: 11`9 x 10`4 eye and base level units with pan drawers, larder cupboards, open shelving, wine rack, pull out bin, space for fridge, space and plumbing for dishwasher, integrated Bosch double oven, integrated Panasonic microwave, 4 ring gas hob, Neff stainless steel and glass extractor, double sink with mixer tap, Corian countertops, glass and Fired Earth tiled splashbacks, Fired Earth tiled flooring and opening into:

Dining Room: 19`1 x 9`7 rear and side aspect double glazed windows, rear aspect Velux windows, side aspect glazed doors opening into the outdoor kitchen area, eye and base level units, space for table and chairs, radiators, tiled flooring, and part opaque glazed door opening into:

Utility Room: 12`8 x 9`7 rear aspect double glazed windows, rear aspect glazed door, rear aspect Velux window, space and plumbing for appliances, sink and mixer tap, full height cupboards, one housing the Worcester boiler, larder cupboards, space for freezer, tiled flooring, and column radiator.

Bedroom 2: 12`4 x 11`9 side aspect glazed door, side and front aspect double glazed windows, wooden effect flooring, radiator and door opening into:

En-suite: front aspect part opaque double glazed window, walk in wet room shower enclosure with handheld shower attachment and ceiling mounted rainwater shower head, low level WC, wall hung wash hand basin with mixer tap, heated towel rail, part Fired Earth tiled walls and Fired Earth tiled flooring.

Family Room: 18`7 x 11`9 side aspect double glazed windows, side aspect glazed door, Fired Earth engineered oak wooden flooring, column radiator and opening into:

Inner Hallway: front aspect double glazed picture windows, Fired Earth tiled flooring and doors opening into:

Bedroom 3: 10`10 x 10`5 side aspect double glazed window, side aspect Velux window with integral electric blind, exposed brick wall, column radiator, Fired Earth engineered oak wooden flooring and door opening into:

En-suite: side aspect opaque double glazed window, walk in wet room shower enclosure with rainwater shower head and handheld shower attachment, pedestal Fired Earth wash hand basin with Fired Earth mixer tap, concealed cistern WC, vanity shelf, heated towel rail, Fired Earth tiled flooring and door opening into:

Bedroom 4: 10`10 x 9`7 front aspect glazed doors, front aspect Velux window with integral electric blind, column radiator and Fired Earth engineered oak wooden flooring.

Stairs up to first floor landing with front aspect Velux window, fitted cupboard with shelving for linen, wooden effect flooring and doors opening into:

Bedroom 5: 11`8 x 9`11 rear aspect Velux window with integral blind, side aspect double glazed window, eaves storage cupboards, radiator, and wooden effect flooring.

Bathroom: rear aspect Velux window, freestanding roll top bath with mixer tap and handheld shower attachment, low level WC, vanity unit with wash hand basin, vanity shelf, open shelving, cupboards and drawers, mid height wall panelling, radiator, and wooden effect flooring.

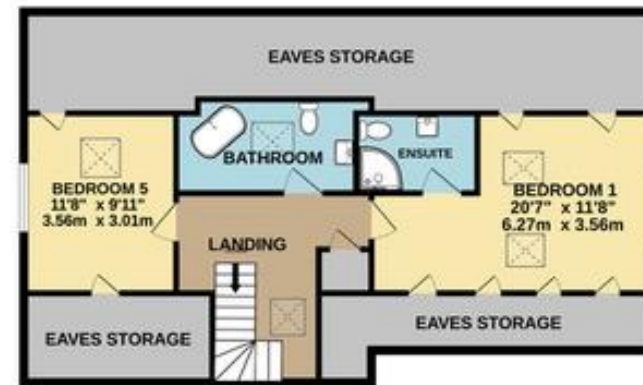
Bedroom 1: 20`7 x 11`7 front and rear aspect Velux windows with integral blinds, side aspect double glazed window, wall of soft close eaves storage cupboards with storage space and hanging rails, eaves storage space, radiator, wooden effect flooring and door opening into:



GROUND FLOOR



1ST FLOOR



ENTRANCE FLOOR



TOTAL FLOOR AREA : 2692sq.ft. (250.1 sq.m.) 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) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



En-suite: low level WC, shower cubicle with wall mounted shower attachment, pedestal wash hand basin, heated towel rail, tiled walls, and wooden effect flooring.

Studio Annex: 13'8 x 11'9 front aspect opaque glazed entrance door, front and side aspect double glazed windows, some opaque, ceiling loft access hatch, radiator, wooden flooring and fitted double wardrobe with cupboards over. The kitchen area has eye and base level cupboards, under counter fitted fridge, integrated slimline dishwasher, sink with mixer tap, 2 ring electric hob, countertop, and tiled flooring. The shower room has a wall hung wash hand basin with mixer tap, walk in wet room shower enclosure with rainwater shower head and handheld shower attachment, concealed cistern WC, heated towel rail, part Fired Earth tiled walls and Fired Earth tiled flooring.

Outside: A wooden bin store (with lighting) and EV charger (7 KWh) sit to the side of the parking bay and in front of the automatic electric wooden double gates (operated from Google Nest IQ) that open into the driveway, with parking for several cars. A garage, with EV charger (7 KWh), sits to the side and there is a shed and a log store. The garden is laid mainly to lawn with a variety of trees, including Oak, Silver Birch, apple, pear, plum and cherry and a variety of planting dotted about. The garden is fully enclosed by a mix of fencing and hedging with an aspect across open farmland. A wooden gate to the rear opens into a kitchen garden with raised wooden sleeper enclosed vegetable beds and a wooden shed with a chicken coop. Circling the house is an array of paved and gravelled pathways with colourful stocked flower beds, trees, and fenced perimeters. A decked covered area with built in gas BBQ station sits at the rear of the living room. An outdoor kitchen with kitchen bar, food preparation area and space for pizza oven and addition wood burning grill sits outside the dining room.

Shed: 8 x 6'1 with bicycle store, lighting, and electricity.

Garage: 14.10 x 9'5 with front aspect double doors, lighting, electricity, and EV charger (7 KWh).

General:

Tenure: Freehold
 Local authority: Tunbridge Wells Borough Council
 Council tax: Band G (£3,396.92)
 EPC: C (76)
 Solar roof tubes (owned)
 Newly installed water treatment plant
 Ultra-fast fibre broadband to the house and wired wifi throughout the house and garden (Cat 5 Wi-Fi cabling throughout)
 Home security system



