Tunstall House

Tunstall, Kent

STRUTT & PARKER

BNP PARIBAS GROUP

A notable and historic Grade I listed manor house with characterful, relaxed rooms.

One of Kent's finest period properties, dating back to the 17th century, and set in charming grounds with paddocks, useful outbuildings and a heated swimming pool.

- **7 RECEPTION ROOMS**
- **7 BEDROOMS**
- **6 BATHROOMS**
- **DRIVEWAY**
- **13 ACRES**
- **FREEHOLD**
- **RURAL/ VILLAGE**
- **8,722 SQ FT**
- **GUIDE PRICE £1,750,000**

The property

Tunstall House is a splendid Grade I listed family home offering an array of outstanding rooms with high ceilings and an abundance of period features dating from the 17th century, including exposed timbers, panelled reception rooms, ornate cornicing and original fireplaces.

The house is set behind a high wall with electric double gates opening to a walled courtyard. There are also a variety of period outbuildings together with a heated swimming pool. The surrounding land totals 13 acres, with meadows, beautiful mature trees, a wooded area and useful paddocks.

The porch opens into a stunning family room with panelled walls, exposed wooden floorboards and a grand, brick-built open fireplace. Two further reception rooms are set to the front of the house, including the snug – a cosy space where one can relax and unwind - and the sizeable drawing room, both with magnificent fireplaces, panelling and corniced ceilings. There are five further ground floor reception rooms, including two studies, the playroom and the sunny southwest-facing conservatory, as well as a formal dining room.

The central kitchen and breakfast room extends to 24ft and features terracotta tiled flooring, modern Shaker-style units, a central island with a breakfast bar and an Aga, as well as ample space for a breakfast table. A utility room opening onto the rear courtyard offers further room for home storage and appliances, as does the cellar.

An impressive painted oak staircase, together with a secondary staircase, rises to the upper levels. Five well-presented double bedrooms are found on the first floor. The vast principal bedroom has a walk-in wardrobe and en suite bathroom, and each of the four additional first-floor bedrooms also have en suite bathrooms. A further staircase leads to the second floor, where there are two large double bedrooms, a family bathroom, loft storage rooms and a room that houses the mechanism for the clock.

BREAD

Outside

At the entrance to the property, double electric gates open to the walled gardens, with the driveway leading to the front of the house, pond and dovecote, and providing plenty of parking space.

The front gardens are southwest facing, welcoming plenty of sunlight throughout the day. There are further gardens to the side, while at the rear there is a courtyard area and rolling lawns and meadows, with a wooded area. There are useful paddocks which the current vendors use to graze livestock, along with a kitchen garden with raised beds and fruit cages, allowing one to 'live off the land'.

The gardens also feature an outdoor heated swimming pool with its own sun terrace and bar and kitchen.

Please note that the exterior images are library photographs.

Location

Known for its close-knit community and rural charm, Tunstall is a picturesque village with a collection of attractive period properties. The property is situated in the heart of the village conservation area close to the village hall and church. Tunstall CofE Primary School is Ofsted rated 'Outstanding'. Nearby Sittingbourne has shops and a station, from where trains on the High Speed link reach London St Pancras in just under an hour; the station also provides services to Victoria, Cannon Street and London Bridge. Ebbsfleet international, accessed via the M2, also offers High Speed services to London from about 19 minutes.

The M2 (Junction 5) is to the west, and the Channel Tunnel at Folkestone and Port of Dover can both be reached via the M2/M20, providing good access to Continental Europe. A wide range of schooling, in both the state and private sectors, is to be found in Sittingbourne, Faversham, Maidstone, Canterbury and Rochester, all of which also provide extensive shopping and recreational facilities.

Distances

- Sittingbourne 1.8 miles
- Faversham 9.5 miles
- Maidstone 11.1 miles
- Canterbury 18.3 miles
- Ebbsfleet International 24 miles
- Central London 46.2 miles

Nearby Stations

- Sittingbourne

Key Locations

- Leeds Castle
- Mount Ephraim Gardens
- Faversham town & market
- Oare Gunpowder Works country park
- Belmont House & Garden
- Canterbury Cathedral (A UNESCO World Heritage Site)
- The Historic Dockyard Chatham

Nearby Schools

- Tunstall CofE Primary School
- Rodmersham Primary School
- Borden Grammar School
- Highworth Grammar School
- Kent College
- Lorenden Preparatory School
- Queen Elizabeth's Grammar School, Faversham
- St Edmund's School, Canterbury
- Sutton Valence School
- The King's School, Canterbury

The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊏⊐ Denotes restricted head height
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Floorplans

Main House internal area 8,722 sq ft (810 sq m)
Well House internal area 335 sq ft (31 sq m)
Total internal area 9,057 sq ft (841 sq m)
For identification purposes only.

Directions

ME9 8DX

what3words: ///bind.blitz.venue- brings you to the driveway

General

Local Authority: Swale Borough Council

Services: Mains electricity, gas and water. Gas Heating. While our client informs us that the private drainage at the property is functional, we understand that it does not comply with current regulations and the buyer will need to budget to replace.

Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Council Tax: Band H

EPC Rating: D

Agent's Notes:

The external photographs in this brochure are historic.

Refer to the agent for details on restrictive covenants.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

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