



THE BLACK PIG
MOOR HILL, HAWKHURST, KENT, TN18 4PF



**Lambert
& Foster**

TUNBRIDGE WELLS 15 MILES | CRANBROOK 4.5 MILES | ROBERTSBRIDGE MLS 6.5 MILES

THE BLACK PIG, MOOR HILL, HAWKHURST, KENT, TN18 4PF

An individual and charming detached house providing five bedroom, three/four reception rooms, approximately 2800 sq ft of beautifully presented family accommodation arranged over two floors, all complemented by sunny west facing gardens and off road parking, set in the highly popular Moor side of Hawkhurst village. Cranbrook School catchment area.

GUIDE PRICE £650,000-£675,000

FREEHOLD



DIRECTIONS

Using what3words: [gears.initiated.admire](https://www.what3words.com/gears.initiated.admire)



DESCRIPTION

The Black Pig is a five bedroom detached, former public house, with rendered elevations beneath a pitched tiled roof. The current owners have renovated the entire property to a high standard while preserving the unique character of this historic former public house – The Black Pig.

Accommodation to the ground floor comprises of; reception room with feature wood burning stove, quarry tile flooring and original and reinstated features of the bar. An office/library, further back office, open plan kitchen/dining room, utility room, tv room, beautiful triple aspect family room, family shower room and a double bedroom.

To the first floor, a light-filled landing leads to two equally good size double bedrooms with excellent eaves storage, a family shower room and a principal bedroom suite, comprising double bedroom, separate seating area, bathroom and dressing room/additional bedroom.

Planning permission has been granted for a second staircase to the existing lobby – Tunbridge Wells Ref 23/02327/FULL





GARDENS & GROUNDS

A delightful west facing sunny rear garden with mixed areas of lawn and shingle to enjoy, with side access to the front. To the front, a courtyard style garden and off road parking for one vehicle. Total plot size approximately 0.13 of an acre.

- A detached five bedroom family home
- Formally a Public House with bar still in place
- Versatile living accommodation
- Full of character and charm
- Open plan kitchen/dining room
- Office/library
- West facing rear garden
- Off road parking
- PP for second staircase to existing lobby
- Cranbrook School catchment area



FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

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Approximate Area = 2803 sq ft / 260.4 sq m

For identification only - Not to scale





VIEWING: By appointment only. **Cranbrook Office:** 01580 712888.

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

BROADBAND & MOBILE COVERAGE: (Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band E **EPC:** D (65)

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