

# HORSMONDEN, KENT



LEWES HEATH, HORSMONDEN, KENT TN12 8AF

### Detached Apple Store for Conversion

Open-plan Sitting/Snug/Dining Room \* Kitchen/Breakfast Room  
Boot Room \* Shower Room

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Master Bedroom with Ensuite \* Two Further Double Bedrooms, Both Ensuite

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Garden and Grounds Approx. 0.28 Acres \* Off Road Parking

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Cranbrook School Catchment Area

Opportunity to convert a detached Apple Store with planning permission for a three bedroom residential dwelling, in a stunning rural location, at the end of a farm track with far reaching countryside views, on the outskirts of the sought after village of Horsmonden.

The planning permission is to convert the existing apple store to provide an open-plan sitting/snug/dining room, a kitchen/breakfast room, boot room and shower room on the ground floor.

On the galleried first floor, there is a master bedroom with ensuite bathroom and balcony, and two further double bedrooms both with ensuite shower rooms.

Outside the property is approached via a tarmacked farm track and through a five bar gate to the off road parking. The garden and grounds amounts to approximately 0.28 acres.

The appearance of the building in its converted state will remain faithful to its existing agricultural/ industrial character. The scheme represents a fusion of contemporary materials and technologies with the characteristics of the traditional agricultural buildings in this area.

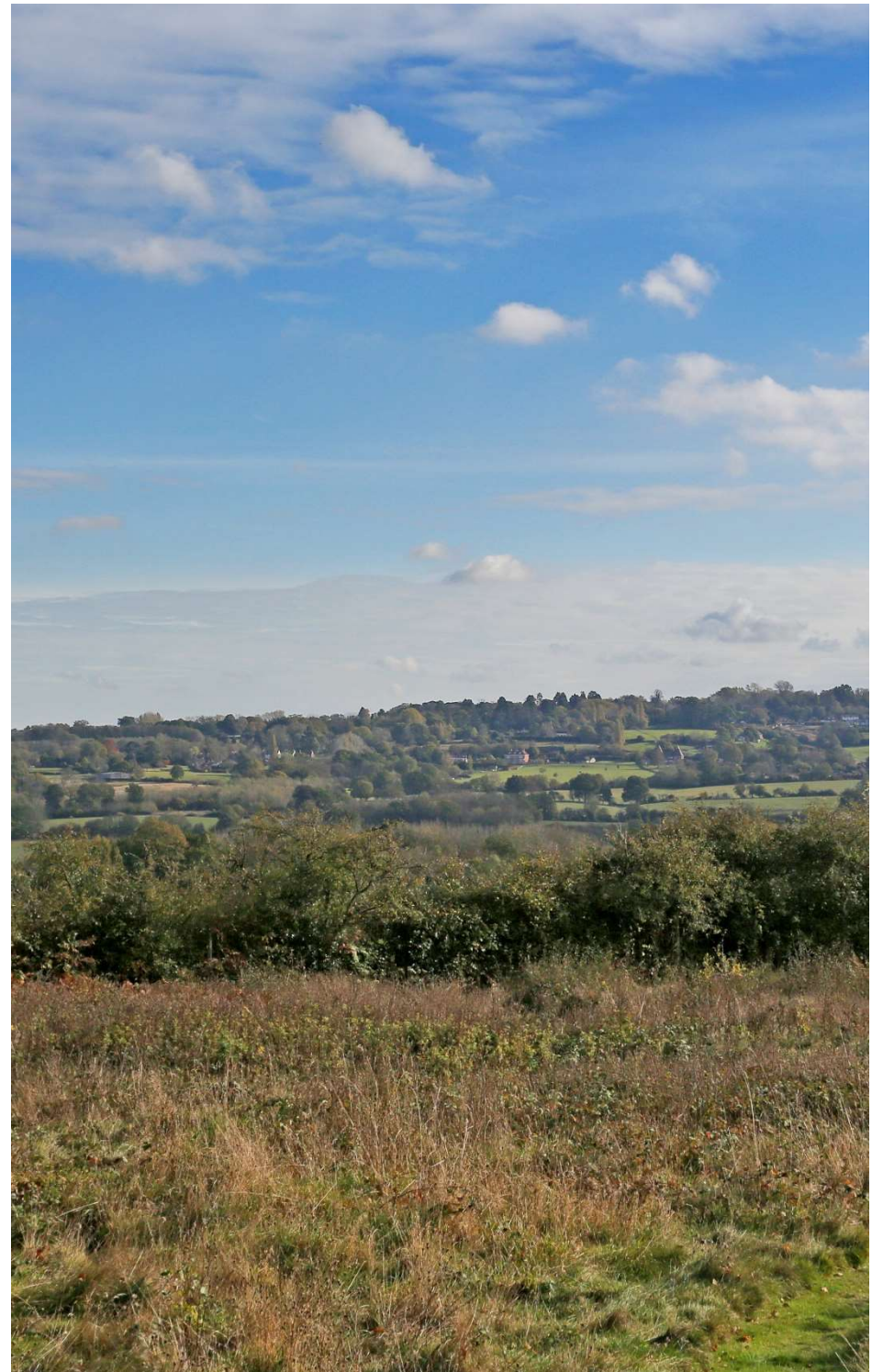
Also available there is a three bedroom bungalow. The two properties can be bought as one or will be sold separately.

#### Harpers and Hurlingham

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Stone Street  
Cranbrook  
Kent  
TN17 3HE

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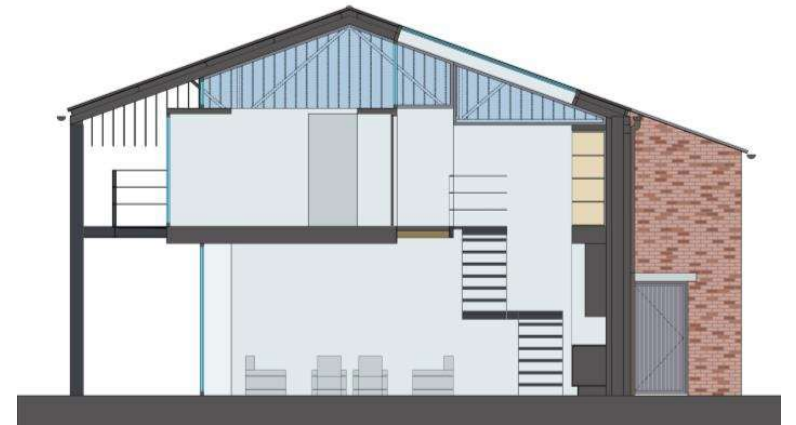


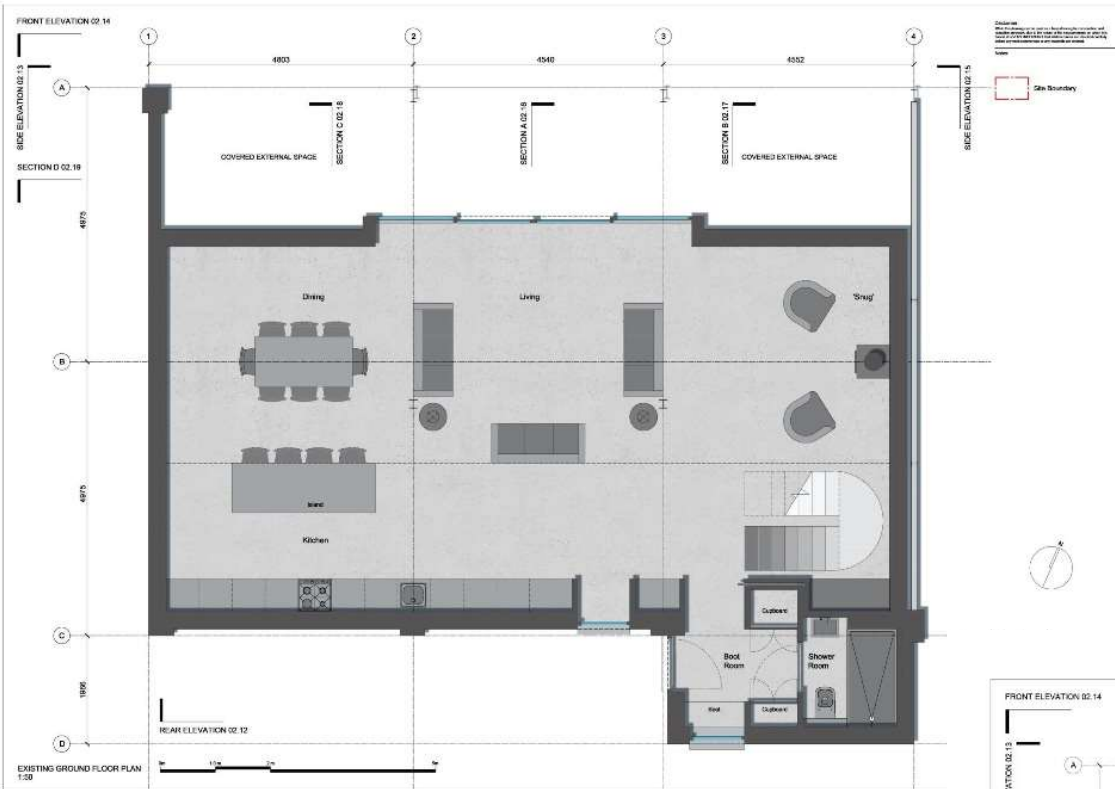


The property is located on the outskirts of the village of Horsmonden which together with its charming village green boasts a Country Inn and a selection of local shops including a general store/deli, chemist and hairdresser. There is also a well-regarded Village Primary School and Kindergarten.

As well as the village school there are a variety of schools in the area namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School as well as the Boys and Girls Grammar Schools in Tonbridge and Tunbridge Wells.

Located approximately 15 minutes' drive from Royal Tunbridge Wells and 10 minutes' drive from either Paddock Wood or Marden mainline stations.





## SERVICES

Mains electricity and water (capped off but available).

EPC Rating: Not applicable to the existing structure.

Maintenance contribution to farm track £300 per annum

Planning reference: Tunbridge Wells Council 18/02405/FULL

Tunbridge Wells Borough Council - Council Tax Band tba

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



