



'Our Focus Determines Your Reality'



ALFIE AND DAISY
Stone Street
Cranbrook
Kent
TN17 3HE



Two Storey Retail Unit * Two Storerooms * Kitchen * Cloakroom

Sitting Room with Bay Window * Dining Room * Kitchen

Five Bedrooms * Raised Sleeping Area * Family Bathroom
Storeroom * Unconverted Attic Room

Courtyard/Off-Road Parking



GRADE II LISTED RETAIL UNIT AND APARTMENT

A rare opportunity to purchase a Grade II Listed 4,000 sq.ft. freehold building comprising a ground and lower ground floor retail area; and a three storey five-bedroom apartment.

On the lower ground floor there is part of the retail unit, two storerooms, a kitchen with door to outside and a cloakroom. There is also a stairwell accessed from outside leading up to the apartment. The double fronted main retail area is on the ground floor with stairs leading down to the retail area on the lower ground floor. There is a stairwell with a further staircase leading down to the lower level; the outside access to the apartment opens into the double aspect kitchen which leads to the dining room.

On the first floor there is a sitting room with bay window, two double bedrooms, a further bedroom and a raise sleeping area, together with a family bathroom. A further double bedroom and bedroom as well as a storeroom and unconverted attic room are available on the second floor.

Outside there is a cobbled courtyard which provides outside space and off-road parking.

The property is conveniently located for access to the mainline station at Staplehurst and is within walking distance of the Cranbrook School.



CRANBROOK

Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports and social activities.

SCHOOLS AND CONNECTIONS

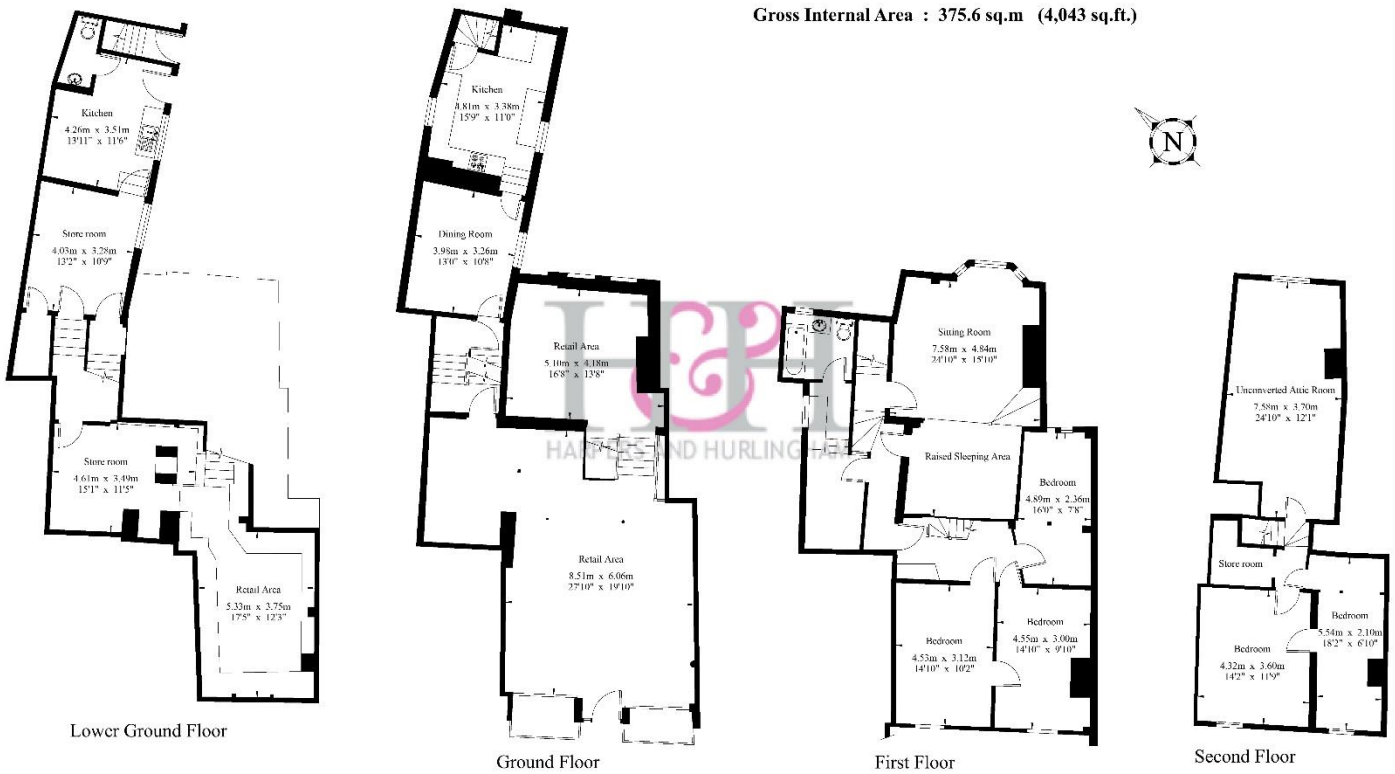
The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School.

The A21 offers excellent links to the M25 and other motorways. The mainline station at nearby Staplehurst offers trains to London Bridge, Waterloo, Charing Cross and Cannon Street.



Alfie & Daisy

Gross Internal Area : 375.6 sq.m (4,043 sq.ft.)



For Identification Purposes Only.
© 2021 Trueplan (UK) Limited (01892) 614 881

SERVICES

All mains utilities connected. Gas fired central heating.

EPC Rating: n/a

Tunbridge Wells Borough Council - Council Tax Band C for the apartment.
Non-domestic rateable value of the property £18,500.

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



ALFIE AND DAISY, TN17 3HE

Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com