



'Our Focus Determines Your Reality'



Paley Lane  
Cranbrook  
Kent  
TN17 2NA



Entrance Hall \* Drawing Room \* Sitting Room \* Music Room  
Study \* Kitchen/Breakfast Room \* Two Utility Rooms \* Cloakroom  
Library/Cinema Room

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Principal Bedroom with Ensuite  
Four Further Double Bedrooms \* Two Family Bathrooms

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Enclosed Garden/Grounds approx. 1.13 Acres  
Double Garage \* Off Road Parking





## STUNNING GRADE II LISTED BARN

Enjoying an enviable rural location on the outskirts of Cranbrook, and sitting in delightful grounds, this stunning Grade II Listed 17th Century barn exudes character throughout, exposed beams to brick fireplaces.

The spacious, versatile accommodation consists of a double aspect vaulted entrance hall opening into the striking double aspect drawing room with vaulted ceiling and exposed brick fireplace with log burning stove, and steps down to a study; the extensive ground floor continues with a sitting room leading to a kitchen/breakfast room with pantry, utility room with door to outside and a cloakroom. Also on the ground floor, there is a music room, library/cinema room with doors to outside, two double bedrooms, a family bathroom, and a utility room, all of which in the past were utilized as a self-contained annexe. The attached double garage can be accessed from the library.



On the first floor the galleried landing leads to the triple aspect principal bedroom with ensuite bathroom. There are a further two double bedrooms and a family bathroom. There is a spacious loft space which could be converted, subject to the necessary planning permissions.

Outside a gravel drive leads to the double garage and provides ample off-road parking behind a five-bar gate. A path leads from the gravel driveway to steps with wrought iron bannisters leading to the front door. The gardens and grounds of approximately 1.13 acres wrap around the barn and are laid to lawn interspersed with a number of well-stocked flower and shrub beds; together with a walled garden and a variety of terraces to make the most of the sun and from which to enjoy the stunning views.

The grounds are peppered with a number of mature trees including an area of orchard.

Although tucked away, the barn is only a short drive to the mainline railway station at Staplehurst and is situated within the Cranbrook School Catchment Area.





## CRANBROOK

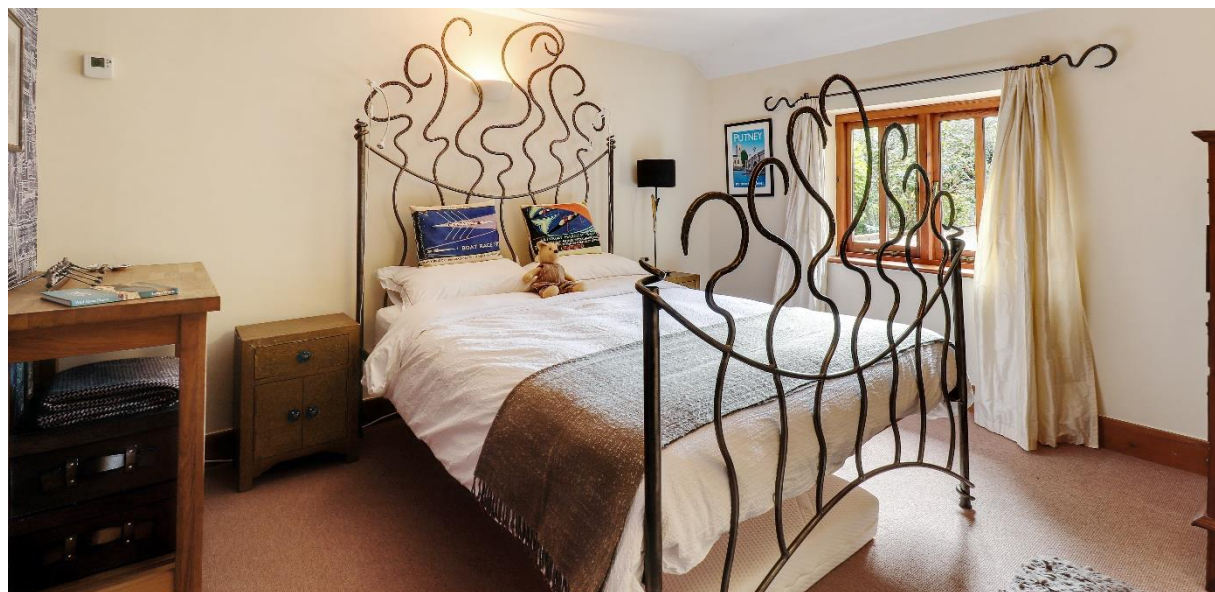
Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports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

## SCHOOLS AND CONNECTIONS

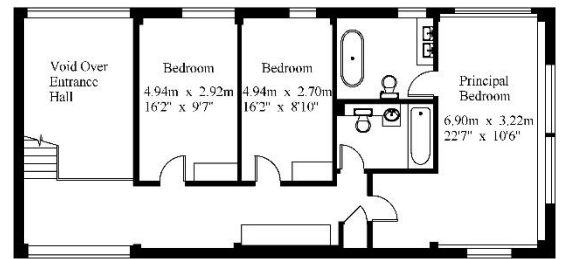
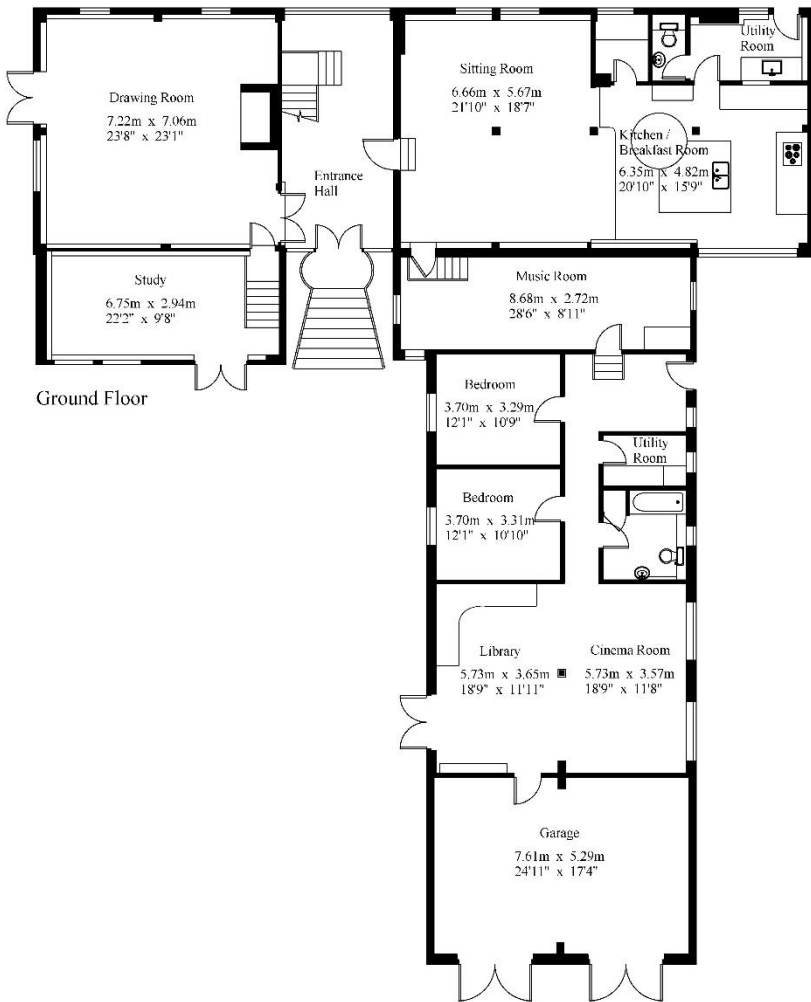
The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans and Dulwich Prep School.

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.









First Floor



## Hartridge Manor Barn

**House - Gross Internal Area : 411.2 sq.m (4425 sq.ft.)**

**Garage - Gross Internal Area : 42.0 sq.m (452 sq.ft.)**



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## SERVICES

Mains electricity and water. Oil fired central heating. LPG for the Rangemaster. Entec Sewage Treatment Plant. Full garden irrigation system. Internet connected alarm and smoke detection system.

EPC Rating: n/a

Tunbridge Wells Borough Council - Council Tax Band G

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



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