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Frittenden Road
Frittenden
Kent
TN17 2EN



Grade II Listed Farmhouse * Grade II Listed Attached Cottage
Unconverted Oast and Barn with lapsed planning
Sheep Shed * Two Hay Barns, One Enclosed
Feed Store * Tractor Shed * Stable Block

Approximately 143 Acres of Grounds



FARM ESTATE TOTALLING APPROXIMATELY 141 ACRES

An exciting opportunity in the form of a Grade II Listed farmhouse with attached cottage, both requiring some updating; the farmhouse consists of an entrance porch, entrance hall, three reception rooms, kitchen/breakfast room and utility room on the ground floor with three double bedrooms, a single bedroom, a W.C. and family bathroom on the first floor; there is a room in the attic together with loft space.

The cottage accommodation consists of a sitting room, dining room and kitchen, on the first floor there are two bedrooms and a bathroom, with a separate W.C. outhouse in the garden.

There is an oast and cart barn with overpass link between them, with lapsed planning to convert to two dwellings. The various other outbuildings consist of a steel framed sheep shed 32m x 17.1m, a steel portal framed hay barn 9.1m x 18.3m, a brick feed store 6.85m x 4.9m, a 'D and D' steel framed open hay barn 13.7m x 12.2m, a concrete portal framed 'Atcost' tractor shed 18.3m x 12.2m and a timber six stall stable block with tack room, all of which could be converted, subject to the necessary planning permission.

The farm amounts to some 141 acres comprising approximately 125 acres of permanent pastureland and 18 acres of woodland, orchard and ponds, with the larger pond of approximately 1 acre is used for fishing.



FRITTENDEN AND CRANBROOK

The picturesque village of Frittenden offers a Pub, Church, Village Store and Primary School and is a short drive to Cranbrook. The Wealden town of Cranbrook renowned for its eclectic mix of shops, cafe's, restaurants, boutiques etc. is the nearest town for shopping facilities. Dominating the town is the stone church known locally as "The Cathedral of the Weald". A variety of social clubs offer a range of interesting 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 and the local primary school, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, and Dulwich Prep School. More details can be obtained by visiting the website www.kent.gov.uk.

The mainline stations at nearby Staplehurst and Headcorn offers trains to London.





SERVICES

Mains electricity and water. Both the house and cottage use oil fired central heating and share a septic tank located in the garden of the cottage.

Tunbridge Wells Borough Council - Council Tax Band G - House
D – Cottage

EPC Rating: n/a

Deed of Easement granted for main gas pipeline to cross under the principal farmland block, from west to east.

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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