



'Our Focus Determines Your Reality'



Bishops Lane  
Hawkhurst Road  
Cranbrook  
Kent  
TN17 2ST



Reception Hall \* Sitting Room \* Dining/Family Room  
Kitchen/Breakfast Room \* Utility/Storeroom \* Cloakroom

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Principal Bedroom Ensuite \* Guest Bedroom Ensuite  
Two Further Double Bedrooms \* Jack 'n' Jill Bathroom

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Attractive Gardens \* Outbuilding \* Ample Off-Road Parking



## UNIQUE DETACHED CONVERTED OASTHOUSE

This delightful converted Oasthouse is thought to date back to the early 1800s and was converted in the 1980s and could now benefit from some modernisation.

There are character features throughout such as exposed floorboards, a brick fireplace, Dering style windows and outside the original barn doors. The accommodation consists of a galleried reception hall, a double aspect sitting room with exposed brick fireplace, a dining/family room with double doors into the kitchen/breakfast room with door to outside, a utility/storeroom and a cloakroom on the ground floor.

On the first floor the vaulted landing with exposed beams leads to the principal bedroom with ensuite bathroom and walk-in wardrobe, a double aspect guest bedroom with ensuite shower room and walk-in wardrobe, two further double bedrooms, one double aspect and with access to the Jack 'n' Jill family bathroom.

The property sits in the middle of its gardens. The front is mainly laid to lawn and to the rear is an attractive cottage garden with a detached 30ft+ outbuilding which has excellent scope to convert into secondary accommodation subject to the necessary planning permissions. There is ample off-road parking.



## 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, St Ronans and Dulwich 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.



# Bull Farm Oast

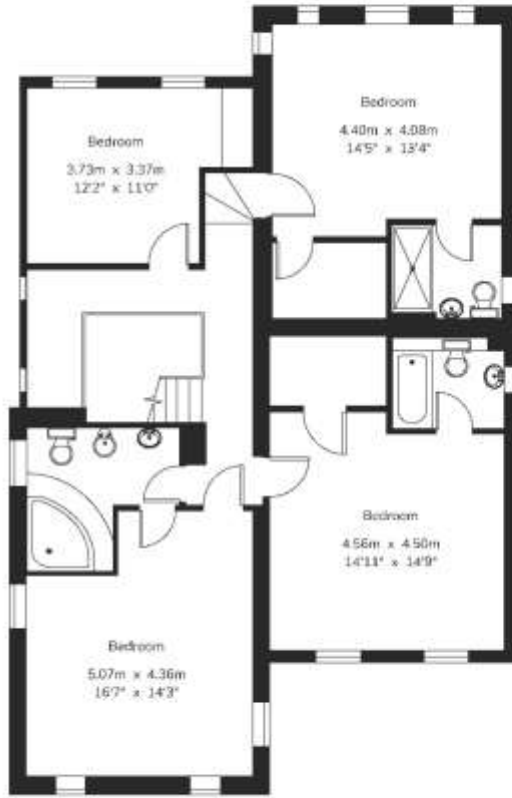


House - Gross Internal Area : 228.9 sq.m (2,463 sq.ft.)

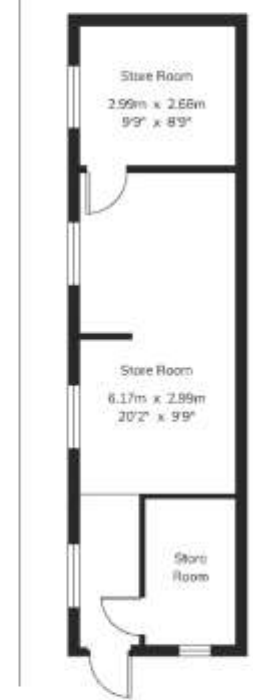
Outbuilding - Gross Internal Area : 35.5 sq.m (382 sq.ft.)



Ground Floor



First Floor



0 2 4 6 8 10 Feet  
1 2 3 Metres

For Identification Purposes Only.

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## SERVICES

All mains utilities connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: D

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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