

CRANBROOK, KENT





PALEY LANE, CRANBROOK, KENT TN17 2NA

A stunning 17th century Grade II Listed barn

Vaulted Entrance Hall * Vaulted Drawing Room * Sitting Room * Study
Kitchen/Breakfast Room * Utility Room * Cloakroom

Master Bedroom with Ensuite * Two Double Bedrooms * Shower Room
Ground Floor Bedroom

Entrance to Annexe * Kitchen/Breakfast/Sitting Room Utility Room * Two Double
Bedrooms * Bathroom

Double Garage * Off Road Parking * Gardens and Grounds of Approx. 1.13 Acres

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Enjoying an enviable rural location on the outskirts of Cranbrook, this Grade II Listed 17th Century barn has been refurbished throughout whilst retaining many period features.

The accommodation is versatile and flexible and currently consists of a vaulted entrance hall, a double aspect vaulted drawing room with inglenook fireplace, a sitting room, a well proportioned study/office, a kitchen/breakfast room with pantry, a utility room, cloak room and bedroom on the ground floor. Additionally, there is a two bedroom annexe with separate entrance consisting of a kitchen/breakfast/sitting room with doors to the garden, a utility room, two double bedrooms and a bathroom also on the ground floor.

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

Outside a gravel drive leads to the barn and provides ample off road parking together with a double garage. The gardens and grounds of approximately 1.13 acres are laid to lawn together with a walled garden and an elevated terrace from which to enjoy the stunning views.



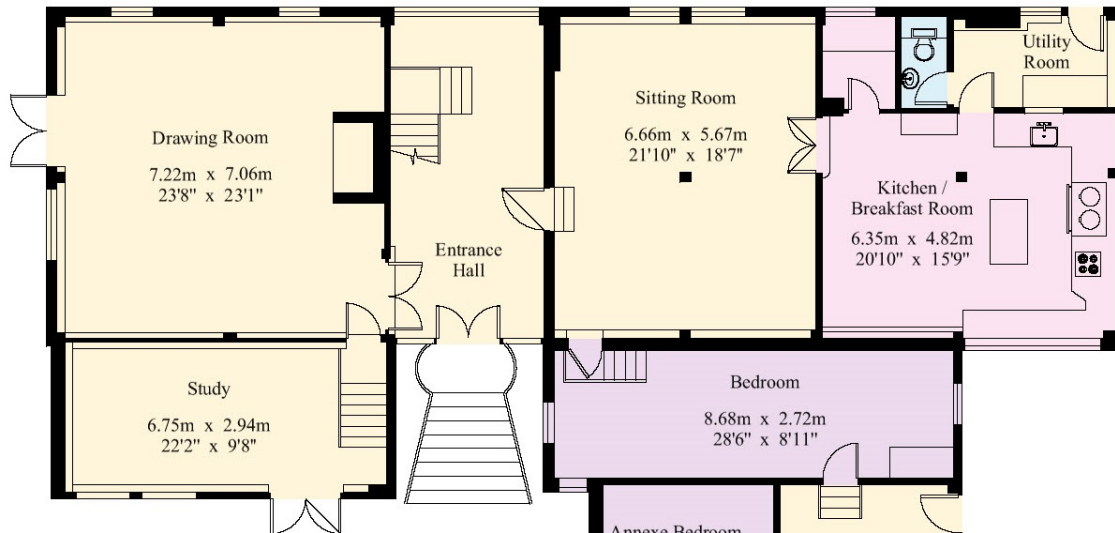
Located on the rural outskirts of the sought after pretty town of Cranbrook which is renowned for its delightful mix of shops, cafe's, restaurants, boutiques etc., the town is dominated by the stone church known locally as "The Cathedral of the Weald".

A variety of social clubs offer a range of interesting activities.

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

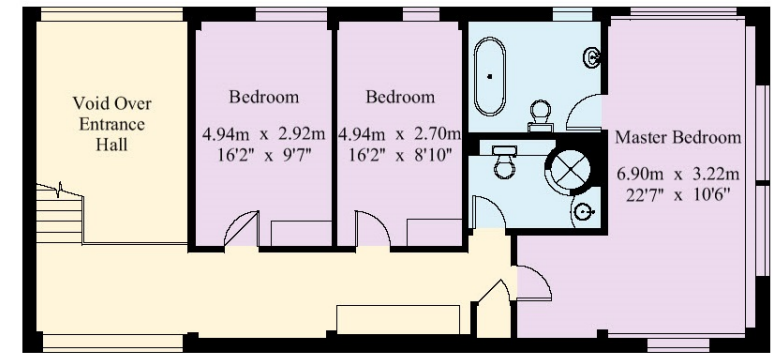
The Mainline station at Staplehurst is approximately 3 miles and offers trains to London Bridge, Charing Cross and Cannon Street.

The A21 offers excellent links to the Motorways heading North and South.



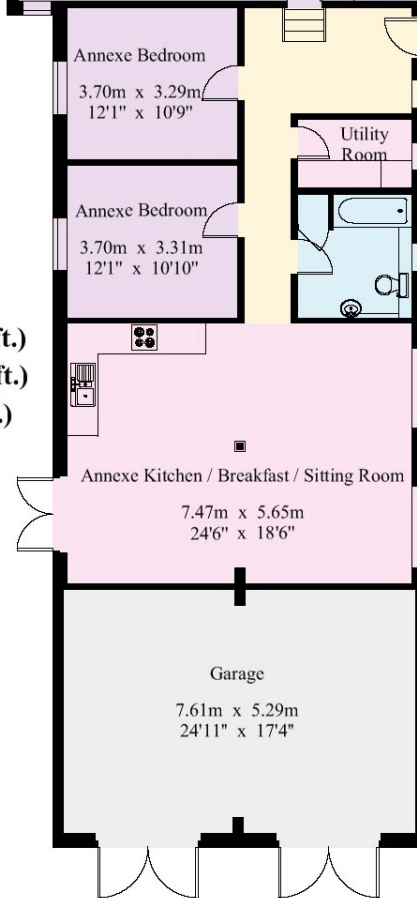
Ground Floor

Main Barn



First Floor

Main Barn



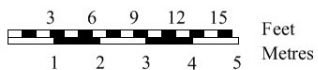
Annexe

Hartridge Manor Barn

House - Gross Internal Area : 316.3 sq.m (3404 sq.ft.)

Annexe - Gross Internal Area : 94.9 sq.m (1021 sq.ft.)

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



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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



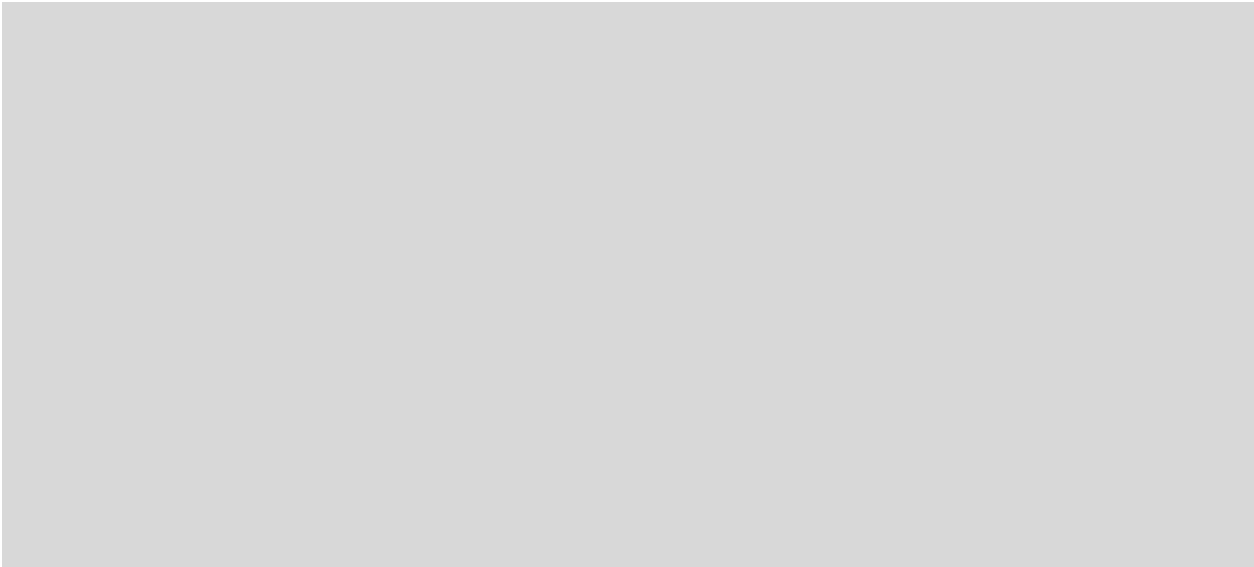
Mains electricity and water. Oil fired central heating. Under floor heating. Private drainage.

In the garden rabbit proof fencing has been installed together with a state of the art watering system.

EPC Rating: n/a

Tunbridge Wells Borough Council - Council Tax Band - Barn G
- Annexe E

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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