



DRAFT

Manor Farm

Frittenden, Cranbrook, Kent

An attractive farm with a range of buildings together with about 141 acres

Grade II listed farmhouse and cottage together with an unconverted Oast and Barn and further buildings within the pretty wealden village of Frittenden



3/5 RECEPTION ROOMS



4/6 BEDROOMS



2 BATHROOMS



OUTSIDE



141 ACRES



FREEHOLD



**RURAL/
VILLAGE**



**HOUSE &
COTTAGE
4,388 SQ FT**



**GUIDE PRICE
£3,950,000**

The property

An attractive farm with a Grade II listed farmhouse incorporating a cottage together with an unconverted oast and barn.

Main House - 3,436 sq ft

Cottage - 931 sq ft

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.

There is an oast and cart barn with overpass link between them, with lapsed planning to convert to two dwellings.

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.

Outside

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.

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 a steel portal framed hay barn, a brick feed store a 'D and D' steel framed open hay barn, a concrete portal framed 'Atcost' tractor shed and a timber six stall stable block with tack room, all of which could be converted, subject to the necessary planning permission.





Location

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.

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.

Distances

- Headcorn 2.8 miles
- Staplehurst 3 miles
- Cranbrook 4.5 miles

Nearby Stations

- Staplehurst (fast to London Bridge\Charing Cross & Cannon Street)
- Headcorn the same

Nearby Schools

- Frittenden Primary School
- Cranbrook School
- Bethany
- Benenden School
- St Ronans
- Dulwich School





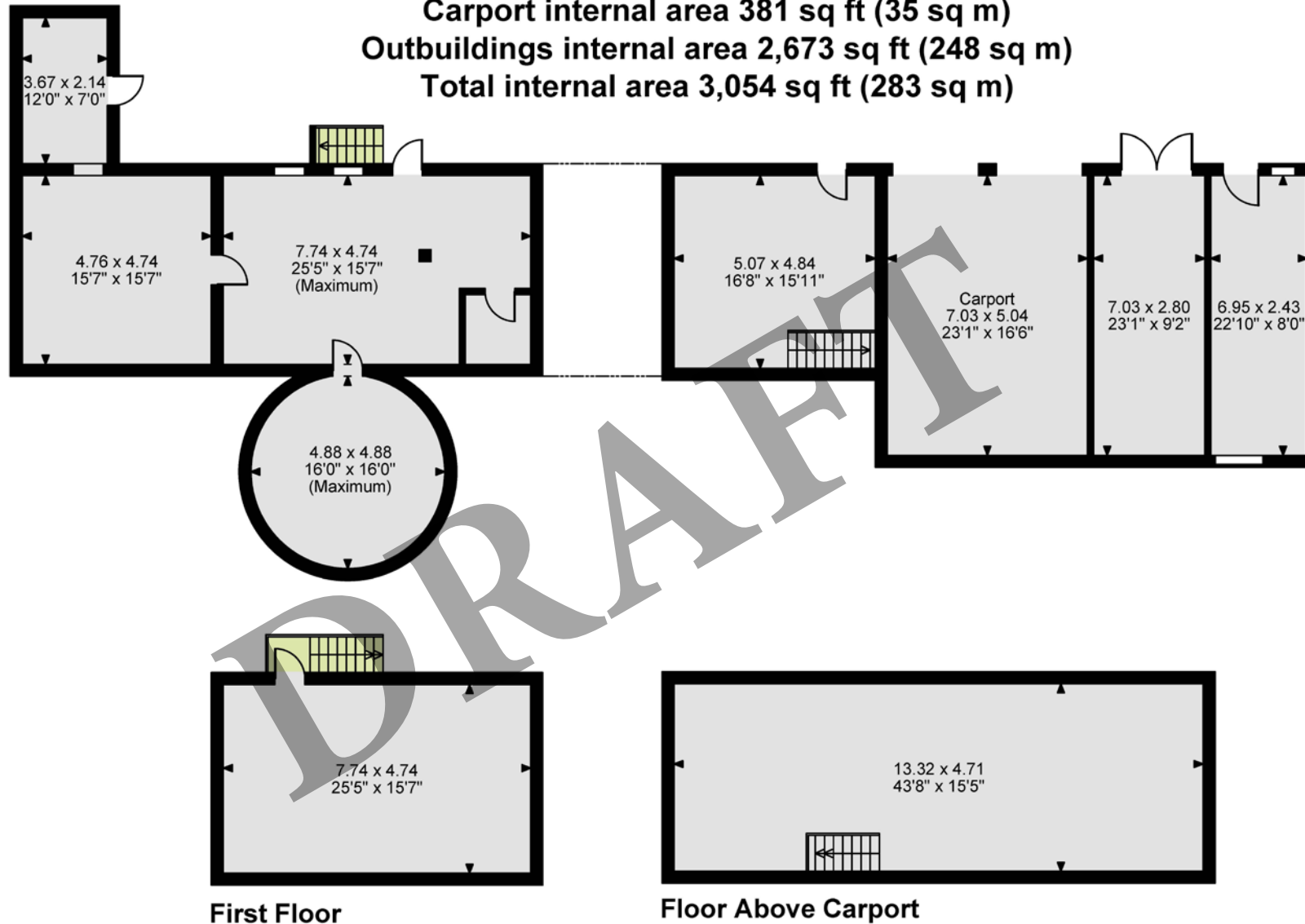








Manor Farm, Frittenden, Cranbrook
Carport internal area 381 sq ft (35 sq m)
Outbuildings internal area 2,673 sq ft (248 sq m)
Total internal area 3,054 sq ft (283 sq m)



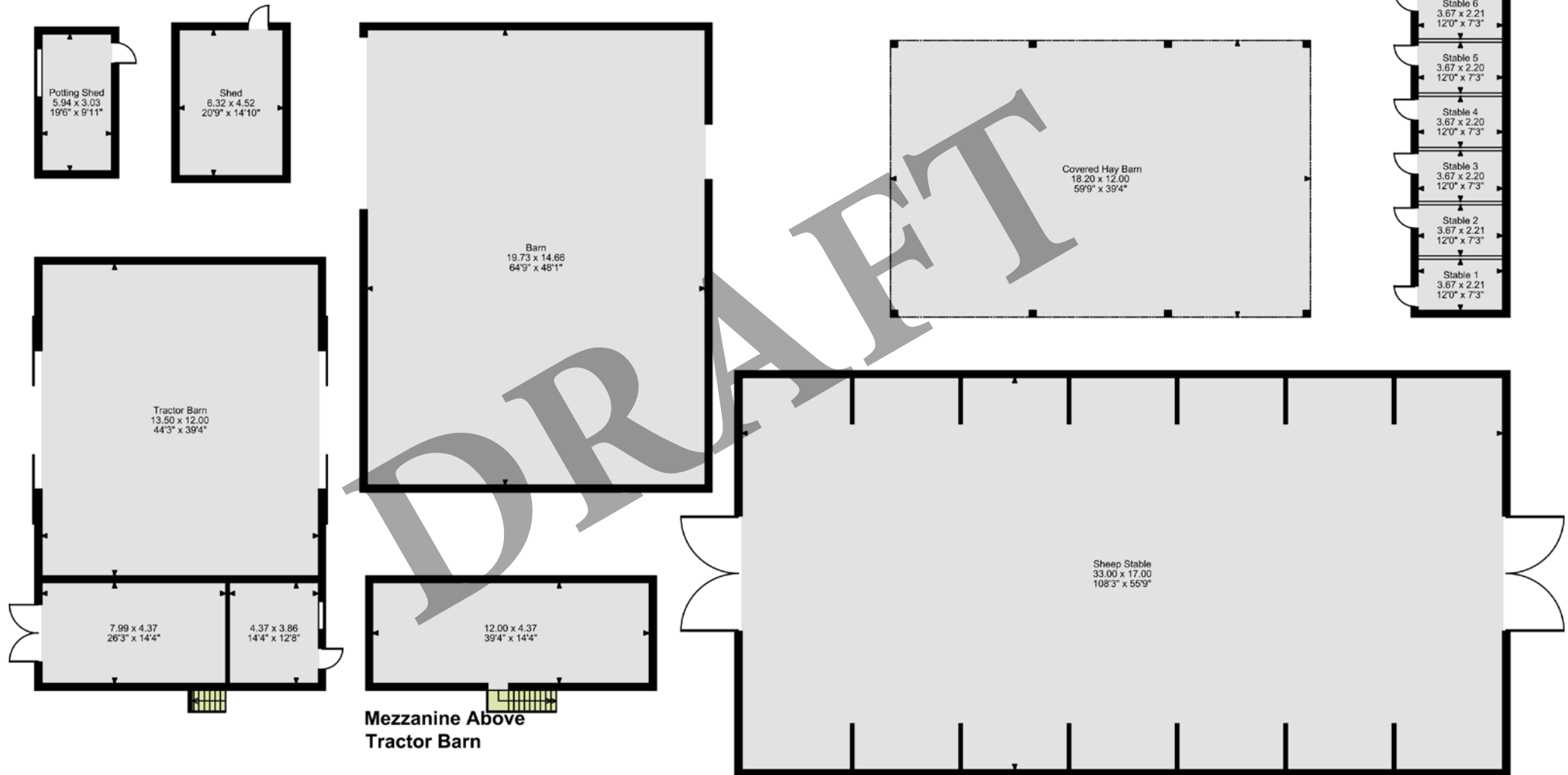
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The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Manor Farm, Frittenden, Cranbrook
Barns & Sheep Stable internal area 10,896 sq ft (1,012 sq m)
Mezzanine Building internal area 1,128 sq ft (105 sq m)
Stables & Sheds internal area 1,153 sq ft (107 sq m)
Covered Hay Barn external area = 2351 sq ft (218 sq m)
Total internal area 13,177 sq ft (1,224 sq m)

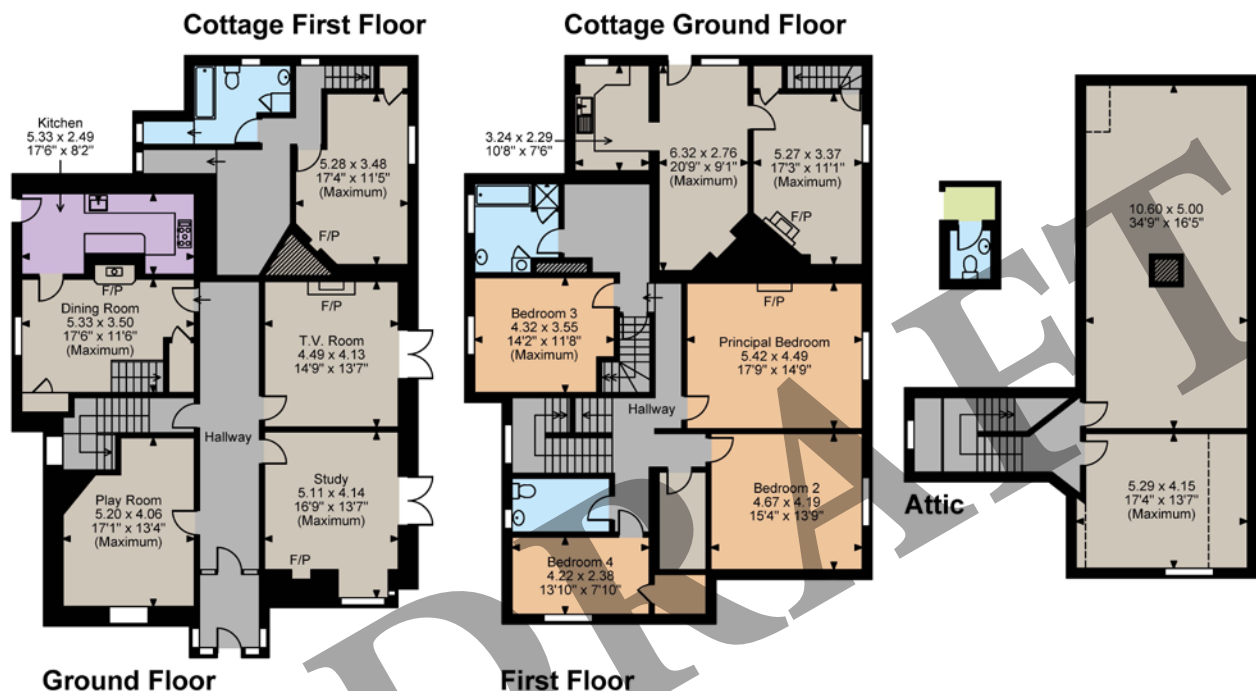


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Floorplans

House and Cottage internal area 4,388 sq ft
(407 sq m)
For identification purposes only.

Directions

Post Code TN17 2EN

what3words: ///explained.breathing.hostels

General

Local Authority: Tunbridge Wells Borough Council

Services: Mains electricity and water. Both houses use oil fired central heating and share septic tank situated outside the garden boundary

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: G

EPC Rating: E

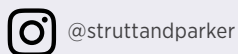
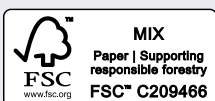
Deed of Easement granted for main gas pipeline to cross under the principal farmland block, from West to East

Sevenoaks

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