

Rusthall Farm, Tea Garden Lane,
Royal Tunbridge Wells



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A small farm including an unlisted farmhouse and an extensive range of buildings and cottages in an exceptional setting.

A small farm including a farmhouse, extensive buildings and cottages in an exceptional setting.

On the market for the first time in 50 years and situated in an area known as 'Happy Valley' this represents an exceptional opportunity to acquire a farm within close proximity to Tunbridge Wells.

Rusthall Farm enjoys an extraordinary setting in the middle of its own gently undulating land.

There is an unlisted and attractive farmhouse having whitewashed rendered elevations with some decorative timberwork under a pitched tiled roof. Having an elevated setting the farmhouse overlooks the other buildings on the farm. The house comprises four bedrooms and two bathrooms, and generous reception rooms.

In addition to the farmhouse, in two separate buildings are five cottages, all single storey. There are also two large agricultural buildings, one with 16 stables and associated tack room and feed store.

There are workshops and further outbuildings including two arched framed hay barns.

Outside

Rusthall Farm is approached over a wide concrete and tarmacadam drive and there is plenty of parking for cars and farm machinery alike.

The farmhouse enjoys an elevated setting above the yard and has pretty gardens with great views. The farm buildings are arranged neatly in a group in the middle of the farm. At right angles to these buildings are the five cottages, in two single- storey blocks.

There are lovely ponds, a swimming pool, mature trees and a number of fields divided into paddocks; the land is home to the Tunbridge Wells spring.

There is also a large barn providing stabling including an equestrian centre with an indoor and outdoor riding school.

In all about 34 acres - *to be verified

On the market for the 1st time in 50 years
Approaching 20,000 sq ft including a farmhouse
Large barns with stabling, equestrian centre | Indoor and outdoor riding school | Cottages
In all, 34 acres
Close to Royal Tunbridge Wells| 'For Sale' Freehold

Guide price £3,000,000

Situation

Situated in an area of Outstanding Natural Beauty, Rusthall Farm is nestled within the folds of its own green pastures. Royal Tunbridge Wells is only 1.6 miles away - far less as the 'crow flies', so within striking distance to The Pantiles. Tunbridge Wells offers an extensive range of shops, restaurants and amenities serving all the usual day to day needs. The Arts are well represented as there is a theatre and arts centre.

There is a wide selection of highly regarded schools in the private and state sectors. For the commuter the mainline station in Tunbridge Wells offers a regular service to the capital in generally just under the hour.

Leisure activities in the area including riding and walking in the surrounding countryside as well as golf at a number of interesting courses nearby. Sailing at Bewl Water and on the coast.

Postcode region: TN3

General

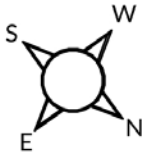
Local Authority: Tunbridge Wells
Services: Mains water, electricity, drainage, no gas, private drainage for cottages
Council Tax: Band G
EPC Rating: E

We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

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



Rusthall Farm, Tea Garden Lane, Royal Tunbridge Wells
Main House internal area 1,982 sq ft (184 sq m)
Cottage internal area 1,105 sq ft (103 sq m)
Outbuildings internal area 17,039 sq ft (1,583 sq m)
Annexe internal area 1,182 sq ft (110 sq m)
Total internal area 21,308 sq ft (1,979 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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