



# Bryants Farm

Wards Lane, Wadhurst



## A unique and characterful Grade II-listed former farmhouse in a magnificent setting on Bewl Water, situated on its own private peninsula with water on three sides.

The stunning 17th-century home is set in splendid isolation surrounded by its own grounds of just under six acres, with direct water access from its own slipway, woodland, grassland and a range of outbuildings, yet the charming centres of Ticehurst and Wadhurst – the latter with its Central London rail link – are just minutes away.



**2 RECEPTION ROOMS**



**3 BEDROOMS**



**1 BATHROOM**



**OUTBUILDINGS**



**APPROXIMATELY 6 ACRES**



**FREEHOLD**



**RURAL**



**6,389 SQ FT**



**GUIDE PRICE £2,100,000**



### The property

Built in the traditional Sussex vernacular, with tile-hung and brick elevations concealing a characterful interior featuring exposed beams, open fireplaces and stripped wood floors, the house is attractively presented, with whitewashed interiors allowing the original charm to shine. The size and scope of the house would make it well suited to a family home, with potential to sympathetically extend and modernise (subject to permissions) to suit the needs and tastes of the new owner. With the additional potential to convert the outbuildings, the property as a whole is ideal for multi-generational living or as an income generator for either short- or long-term let. The period house is beautiful and characterful yet entirely practical and comfortable, with the current layout comprising a reception room, drawing room, a separate kitchen and a utility room/boot room which was previously used for making jam. Upstairs there are two double bedrooms on the first floor in addition to a family bathroom, as well as eaves providing good storage. There is a third double bedroom and attached dressing room on the second floor.





## Outside

The exceptional setting of Bryants Farm is the true draw of this highly individual home: the property is set at the end of a half-mile private driveway, immersed in its own varied land of just under six acres with the shoreline of Bewl Water providing a natural boundary around three sides of the peninsula. The uniquely positioned private peninsula offers an exceptionally peaceful and secluded setting, with a nature reserve bordering the property and local wildlife including badgers, deer and birds of prey which are regularly seen in the grounds. The setting maximises the enjoyment of living on the water with its own beach and slipway, from which there is direct access to Bewl Water which comes alive for a couple of months of the summer with watersports and sailing; the rest of the year, the house and its outlook is exceptionally quiet. The gardens are wonderfully mature featuring a variety of trees including damsons, cherries and pears, with the lawns replete with wildflowers in the spring and summer months – though all seasons here are beautiful. The range of outbuildings provide excellent potential for conversion and have more recently been used for classic car storage.

## Location

Bryants Farm is situated on Bewl Water, the largest stretch of open water in Southeast England, between the villages of Wadhurst (3 miles) and Ticehurst

(3.6 miles). Located in the High Weald Area of Outstanding Natural Beauty, Wadhurst village is highly sought after and has a range of amenities including a Post Office, pubs, cafes, an independent grocer, a number of stores and both doctors' and dental surgeries. Ticehurst offers an alternative destination for day-to-day conveniences, with more extensive amenities found in Tunbridge Wells (10.4 miles). Notable dining establishments include The Bell in Ticehurst and Michelin-starred The Small Holding in nearby Kilndown. The area is renowned for its natural beauty and there are many footpaths and bridleways to explore, including a full circular walk of 12.5 miles around Bewl Water, which also offers water sports including sailing, angling and wild swimming. The South Coast is reached in under an hour and the area is known for its collection of English Heritage sites. Communication links are excellent: Wadhurst station (4.7 miles) provides mainline services to central London (Cannon Street 61 minutes, Charing Cross 65 minutes). The nearby A26 and A21 offer direct links to London, the M25 and the motorway network towards Heathrow and Gatwick airports and the Eurotunnel terminus at Folkestone. The area offers a good selection of independent schools including Sacred Heart, Mayfield, The Mead, Beechwood, Benenden and Tonbridge.



### Distances

- Wadhurst 3 miles
- Ticehurst 3.6 miles
- Tunbridge Wells 10.4 miles

### Nearby Stations

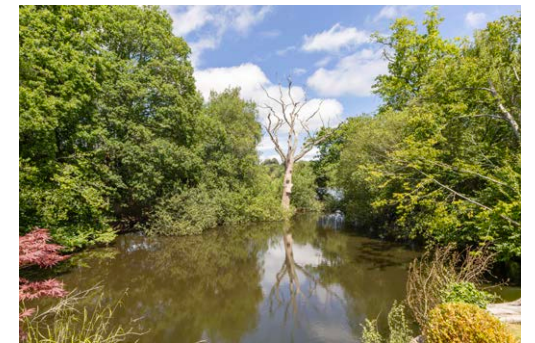
- Stonegate 4.5 miles
- Wadhurst 4.7 miles
- Tunbridg Wells 10.1 miles

### Key Locations

- M25 J5 27.8 miles
- Gatwick airport 31.6 miles
- Eurotunnel Terminal Folkestone 44.2 miles

### Nearby Schools

- Wadhurst Primary School 3.5 miles
- Sacred Heart School 3.9 miles
- Ticehurst & Flimwell CofE Primary School 4.2 miles
- Mayfield School 7.6 miles
- The Mead 9.4 miles
- Beechwood School 11.3 miles
- Benenden 14.3 miles
- Weald of Kent Grammar (Tonbridge) 17.4 miles





Approximate Floor Area = 212.7 sq m / 2289 sq ft (Including Eaves / Excluding Coal Store)  
 Outbuildings = 380.9 sq m / 4100 sq ft  
 Total = 593.6 sq m / 6389 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #94249

## Floorplans

Main House internal area 2,289 sq ft (212.7 sq m)  
 Outbuildings internal area 4,100 sq ft (380.9 sq m)  
 For identification purposes only.

## Directions

TN5 6HP

what3words: ///envoy.sliding.loves

## General

Tenure: Freehold

Local Authority: Rother District Council

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

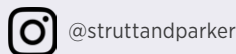
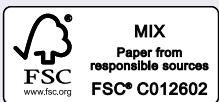
Council Tax: Band G

## Sevenoaks

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