

# GREENMAN FARM

GREENMAN FARM, RIVERHALL HILL, WADHURST, EAST SUSSEX, TN5 6LE



REAR VIEW



WOOD & PILCHER

## GREENMAN FARM, RIVERHALL HILL, WADHURST, EAST SUSSEX, TN5 6LE

A beautiful 16th century farm house with a wealth of period features, good areas of exposed brick and beams, located in this popular Wealden village. The property enjoys six good sized bedrooms arranged over the upper two floors, alongside a large principal reception room with an impressive inglenook fireplace, separate dining room and study and beautiful views.



23 High Street, Tunbridge Wells, Kent,  
TN1 1UT  
Tel: 01892 511211- Fax: 01892 515906

BRANCHES AT CROWBOROUGH, HEATHFIELD, TUNBRIDGE WELLS,  
SOUTHBOROUGH, TONBRIDGE & ASSOCIATED LONDON OFFICE

Externally it has a number of outbuildings including the former dairy which now serves as a detached one bed annexe with beautiful views, further farm administrative buildings and, of course, the original sheds that would have served the property in its time as a dairy farm for Jersey cows.

A final and most important advantage to the property is that it enjoys beautiful views to the rear almost exclusively over land owned by the property.

**LOCATION:** The property is located on Riverhall Hill between Frant and Wadhurst villages, some five miles distant from the spa town of Royal Tunbridge Wells. The nearest village, Wadhurst, has a good mix of social, retail and educational facilities including two supermarkets, a host of independent retailers, a post office and banks, popular public houses, pleasant independent restaurants and primary and secondary schools. Tunbridge Wells itself has a broader mix of facilities including a host of grammar and independent schools, good shopping facilities at both the Royal Victoria Place and Calverley Road pedestrianized precinct with further independent retailers and restaurants located along Mount Pleasant, the old High Street, Chapel Place and the Pantiles, alongside two theatres and a number of sporting clubs and facilities.

The accommodation is as follows:



**KITCHEN/BREAKFAST ROOM:** Quarry tiled floor, range of kitchen wall and base units with a complimentary work surface, integrated double oven and further integrated microwave, five ring gas hob inset to a work surface with extractor hood over, space for free standing washing machine, space for free standing tumble dryer, inset single bowl stainless steel sink with mixer tap over, dual aspect double glazed windows with views over the grounds, cupboard in the void of the old fireplace with beam over and further fitted cupboard to one side of the chimney breast. More fitted cupboards, some with glass frontage, suitable for storage, Georgian style sash window to the side with fitted blind, single radiator and some spot lights inset to the ceiling. Step up to:

**INNER HALLWAY:** Carpeted, stairs up to the first floor, stairs down to the cellar, radiator, areas of exposed woodwork to the ceiling and to the walls, areas of fitted shelving, wall mounted thermostatic control and doors leading to:

**CELLAR:** Stone and brick floor, door leading to the courtyard and windows to side, good storage space for wine, food and for chest freezers, etc.

**DINING ROOM:** Carpet, feature windows to the front with further double glazed panelling, radiator, brick fireplace with feature wood surround and brick hearth, areas of exposed brick work and sand stone blocks to the walls, good areas of fitted book cases and a large storage cupboard.

**SITTING ROOM:** Carpet, feature windows to the front with further double glazing, double glazed windows with views over the grounds and further French doors leading to the rear terrace. There are three radiators, good areas of exposed wood work to the walls and to the ceiling, a large inglenook fireplace with feature beam and brick recesses and with stone floor, television point, door leading to:

**STUDY:** Carpet, door to the rear terrace, windows overlooking the rear terrace and gardens, two radiators, telephone point, two velux windows in the ceiling, good areas of fitted book shelving, deep storage cupboard with double wooden doors, steps to a further and smaller first floor study area, good areas again of exposed wood work to the walls and ceiling, door leading to:

**WC:** Cork flooring, low level wc, pedestal wash hand basin and radiator, window to the front, areas of woodwork to the walls and further areas of exposed brickwork.

**FIRST FLOOR LANDING:** Carpet, areas of exposed woodwork to both the wall and to the ceiling, door leading to a small under stairs cupboard, radiator, window to the side and also to the rear, door leading to:

**BEDROOM:** Carpet, windows to the front and further secondary glazing, radiator, pedestal wash hand basin, areas of exposed wood work to the walls and ceiling, plenty of fitted cupboards with fitted rails, suitable for storage.

**BEDROOM:** Carpet, radiator, dual aspect windows to the side and to the rear, feature cast iron fireplace with wooden surround, television point.

**BATHROOM:** Cork tiled floor, deep cupboard with hot water tank and fitted shelves above, door leading to low level wc, double glazed window to the rear garden, radiator, large deep walk in shower with Aqualisa power shower, radiator, wash hand basin inset to a vanity unit with storage below, bidet, panelled bath with mixer tap over and shower attachment, double glazed windows with views of the grounds.

**BEDROOM:** Carpet, areas of exposed woodwork to both the walls and the ceiling, radiator, window to the front with secondary glazing, feature brick fireplace with wooden beam, door leading to fitted cupboard to the side of the chimney breast, deep storage with fitted shelves and fitted coat rail.



**BEDROOM:** Carpet, single radiator, good areas of fitted wardrobes including three double wardrobes each with a combination of fitted rails and further storage shelves/drawers, windows to the front with secondary glazing, double glazed windows to the rear, low arch that returns to the lower study area.

Stairs from the landing up to:

**SECOND FLOOR INNER HALLWAY:** Carpet, areas of exposed woodwork and brickwork and further areas of sloping ceiling, radiator, windows to the front, large exposed brick chimney breast and door leading to:

**WC/SHOWER ROOM:** Vinyl floor, low level wc, walk in shower, part tiled walls, further sink inset to a vanity unit with sliding doors and double glazed windows to the rear with views over the grounds.

**BEDROOM:** Carpet, good areas of exposed wood work to the walls, three radiators, window to the front with secondary glazing, good areas of exposed chimney breast.

**BEDROOM:** Carpet, fitted cupboards with good space for storage, windows to the front with secondary glazing, good areas of woodwork to both the walls and ceiling, two radiators, double glazed windows to the rear with fitted Roman blind.

**OUTSIDE SHED:** Large shed with two doors off the courtyard, concrete floors and windows overlooking the courtyard and a door leading to:

**STUDY AREA:** Wood burner on a raised brick plinth, windows pointing again to the courtyard area.





**DETACHED SINGLE STOREY BUILDING:** Serving as an annex/guest accommodation with entrance hall with fitted matting and laminate flooring, electric wall mounted heater, double glazed window with views of the farm house, doors leading to:

**BEDROOM:** Laminate flooring, wall mounted electric heater, areas of fitted storage cupboards, double glazed window with views of the farm house.

**SHOWER ROOM:** Vinyl floor, large corner shower cubicle with Triton shower, low level wc, pedestal wash hand basin, part tiled walls, wall mounted electric heater, high level sky light window.

**KITCHEN:** Vinyl floor with wall mounted electric radiator, a range of contemporary wall and base units with part tiled walls, inset single bowl sink with mixer tap over, double glazed windows with views of the former cow sheds, space for free standing electric oven with extractor hood over, serving hatch to the:

**LOUNGE:** Laminate flooring, double glazed French doors leading to the grounds, wall mounted electric heater, parts of oak ceiling and areas of exposed woodwork.

**THE GROUNDS:** Approaching from the road, the property is accessed via double gates that lead to a large low maintenance courtyard. The property does have a front garden with a front gate, set mostly to grass with retaining hedging and a number of mature shrubs. From the large courtyard, one can access the aforementioned shed and in turn detached annex that formerly served as the farm's dairy.



Adjacent to the dairy are large agricultural storage barns which will have served as cow sheds and various stores in the property's time as a working farm. From the storage shed a path heads down and in to the large grounds that accompany the farm house.

To the immediate rear of the farm there is a raised brick and stone terrace with mature shrub beds and steps leading down to a lower terrace area, again set to brick with further large gravel bedding and raised sleeper beds. This in turn leads to the start of the farmland which is set to grass with a host of mature shrubs and trees. The land runs down gently to a river and then continues the other side of the river within clearly defined borders. In all, some 27 acres (tbv).

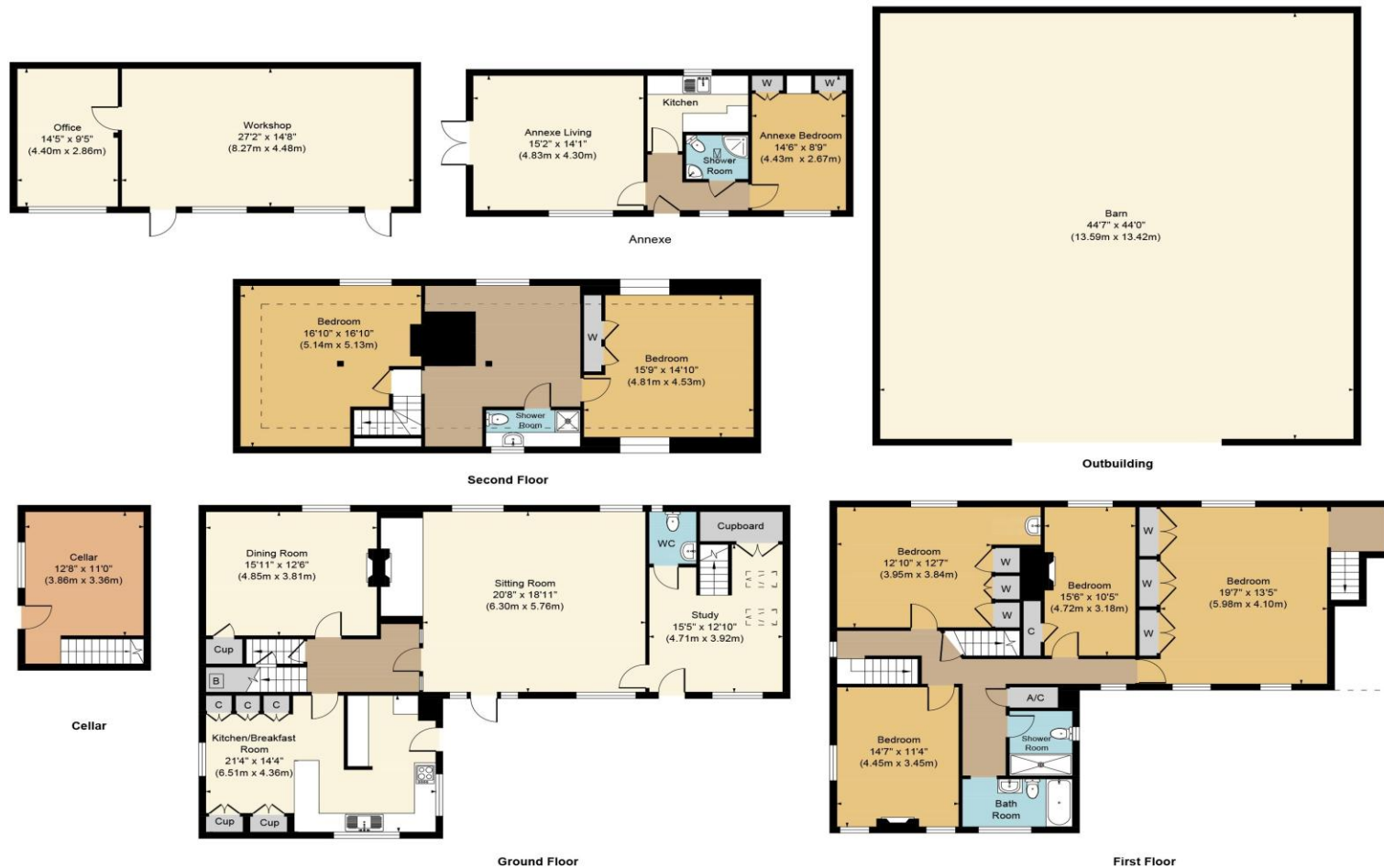
**TENURE:** Freehold.

**VIEWING:** By telephone appointment to Wood & Pilcher on 01892 511211. Visitors are asked to park in the courtyard, walk on to the terrace and enter via the kitchen door.









House Approx. Internal Floor Area 3481 sq. ft / 323.45 sq. m  
 Outbuilding Approx. Internal Floor Area 2983 sq. ft / 277.19 sq. m  
 Approx. Gross Internal Floor Area 6465 sq. ft / 600.64 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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