



**Wentworth Cottage, 5 Winser Road  
Cranbrook, Kent TN17 4NL**

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Offers Over £350,000

Wentworth Cottage is a beautifully appointed, Grade II listed 2-bedroom period cottage set in an enviable village location within the sought-after hamlet of Rolvenden Layne. The property interior is immaculate, offers an unusually large garden and provides impressive rental income both as a long and short let (air BnB) proposition. It also has successful planning permission for pitched roof kitchen extension with bi-fold doors onto garden & 2 roof lights to second floor bedroom. Planning code: PA/2023/1225

Description

The accommodation comprises:

Ground floor; open plan cosy beamed living area with dining table and chairs comfortably seating 4 people, a large smart tv and new wood burner, neat galley kitchen to the rear of the cottage with cooker, hob and space for microwave, utility room with washing machine leads into the pretty mature garden with seating area, lawn and large summer house / home office.

First floor; large family bathroom recently renovated with charming claw foot standalone bath and separate walk in shower, master double bedroom with ample built in wardrobe space.  
Second floor; spacious double bedroom.

Exterior; small front garden, on street parking, enclosed pretty garden to the rear with a summer house / home office and hot tub. There lovely cottage garden is ideal for entertaining with ample space for a table and 4 chairs, bench and BBQ.

Planning permission and building regs granted 2023 for pitched roof kitchen extension with bifold doors onto garden & 2 roof lights to second floor bedroom. Planning code:: PA/2023/1225

Services: Mains electricity, mains gas, provides direct services to the mains water and drainage. Continent

EPC: D

For Sale: Freehold

Ideal investment property for long and short lets - income revenue figures on request.

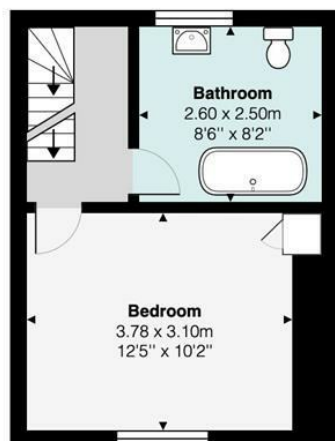
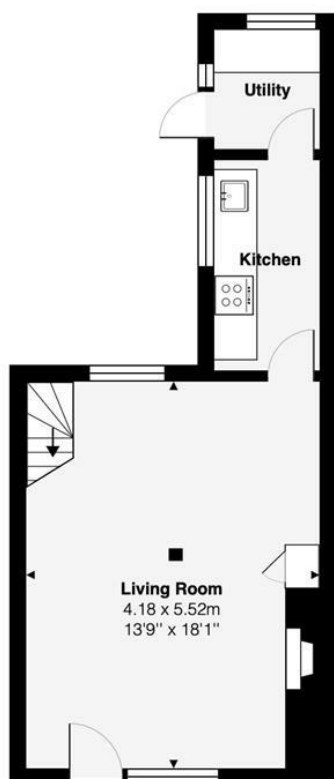
Location

Wenworth Cottage is located within an Area of Outstanding Natural Beauty in the pretty hamlet of Rolvenden Layne and about 1 mile to the south of the popular Kentish village of Rolvenden, which has a general village store and post office, weekly farmers’ market, various local clubs, a church and several public houses. Tenterden, Cranbrook, Tunbridge Wells and Ashford provide a more extensive range of shopping and leisure facilities. Rye and Camber Sands are 10 and 13.6 miles respectively.

Education: An excellent range of educational opportunities exist locally at both primary and secondary levels in the state and private sectors.

Mainline rail services: Frequent services run from Staplehurst, Headcorn and Ashford providing good commuter links into London and the high-speed line to St Pancras from Ashford International takes only 37 minutes. Ashford International also

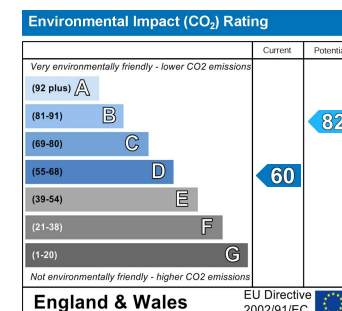
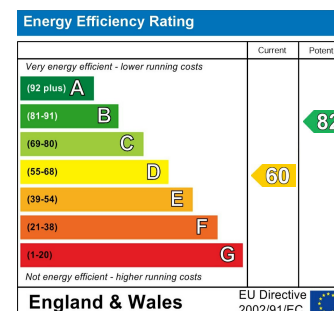
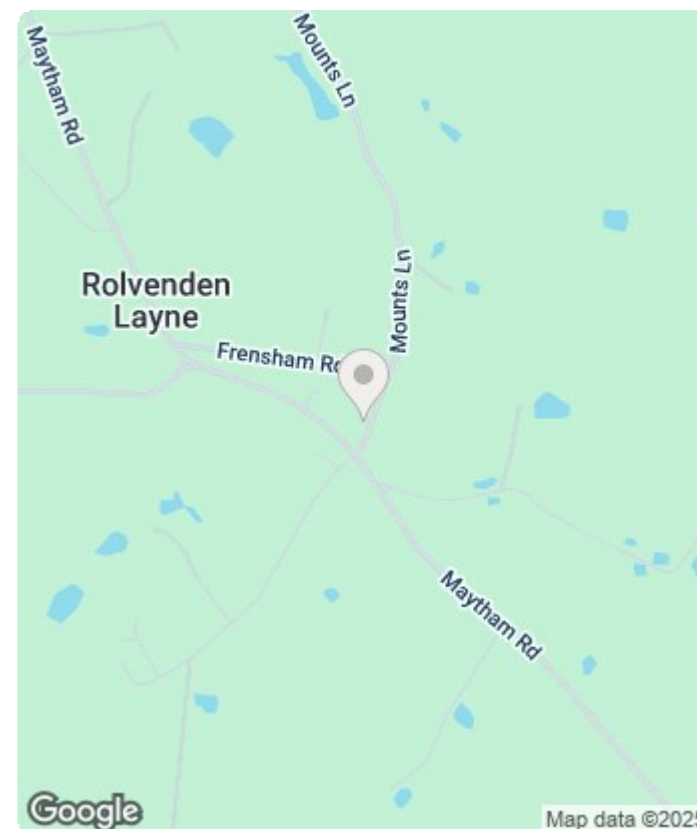




**5, Winsor Road, Rolvenden, TN17 4NL**

Total Area: 70.4 m<sup>2</sup> ... 758 ft<sup>2</sup>

All measurements are approximate and for display purposes only



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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