



37 High Street

House - Gross Internal Area : 208.1 sq.m (2239 sq.ft.)
Outbuilding - Gross Internal Area : 15.2 sq.m (163 sq.ft.)

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37 High Street

Frant, TN3 9DT

SUMNER PRIDHAM

A rare and exciting opportunity to acquire a Grade II listed property in the sought after Frant Village, comprising of a tile hung mid-16th Century house with a later 19th century weatherboarded, two storey addition to the front. Currently the ground floor is an interior design shop with a self-contained flat on the first floor. Vacant possession is being offered for the whole.

The property is in an attractive setting opposite the church and includes a delightful South facing garden with large storage room and has easy access to mainline stations. (Frant 1.6 miles and Tunbridge Wells 2.5 miles)

Guide price £725,000 Freehold



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. If there are any points of particular importance to you, please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

37 High Street, Frant, Nr Tunbridge Wells, TN3 9DT



Property Description

Accommodation

Ground Floor shop would suit open plan living, such as Sitting/Dining Room, Office/Snug area, Kitchen, Cloakroom.

At self-contained Flat currently arranged as Hall, Sitting/Dining Room, 4 Bedrooms, Kitchen, Bathroom, Large Attic (potential for further accommodation subject to consents), Gas Fired Central Heating, Garden with large storage room.

The Property

- ◆ A prominently located village house with planning permission to convert to a single family residence, currently arranged as an interior design shop on the ground floor and self-contained first floor flat.
- ◆ Attractive timber and weatherboard elevations.
- ◆ Potential to convert to a spacious four bedroom family house with open plan ground floor and has a wealth of period features, including exposed ceiling and wall timbers, and Inglenook fireplace.
- ◆ The ground floor would suit large open plan living, with kitchen and cloakroom.



- ◆ The self-contained flat on the first floor, with separate entrance, is currently arranged as a hall, sitting/dining room, three bedrooms, kitchen and bathroom.
- ◆ Large, beamed attic space has potential for further accommodation (subject to planning consent)
- ◆ The property has gas fired central heating and a common electricity supply.
- ◆ The pretty south facing garden at the rear of the property has a large garden storage room.
- ◆ The external fabric of this Grade II listed property has been well maintained and therefore the majority of the expenditure would be for internal alterations and refurbishment.
- ◆ **Please note there are certain areas within the 16th Century part of the property which are height restricted.**

Location

- ◆ The property is located in the centre of this highly desirable village 2.5 miles from Tunbridge Wells, surrounded by countryside with a village green, popular family public house, and easy walking distance to the OFSTED rated Good (January 2022) village Primary School.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
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