

### 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.) For Identification Purposes Only. © 2025 Trueplan (UK) Limited (01892) 614 881

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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)

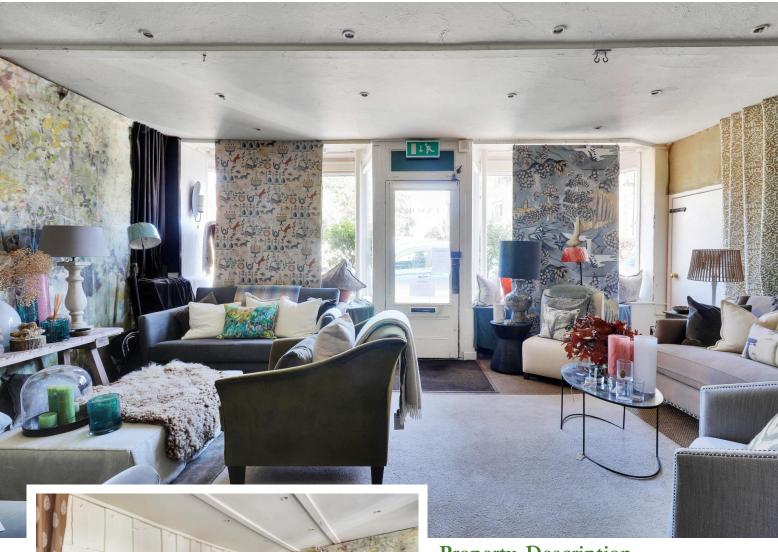
### Guide price £725,000 Freehold





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Accommodation

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

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

#### Viewing

Strictly by appointment only through sole agents Sumner Pridham 01892 516615 info@sumnerpridham.co.uk









