



Ibbett Mosely

Walled Garden, Manor Farm, Bells Yew Green  
Road, Bells Yew Green, Tunbridge Wells,  
Sussex, TN3 9BH



RARE OPPORTUNITY TO BUILD A STUNNING INDIVIDUAL HOME IN A PEACEFUL AND TRANQUIL LOCATION IN THE GROUNDS OF A FORMER MANOR HOUSE - FULL PLANNING GRANTED FOR APPROX. 323 sq m (3,476 sq ft) HOUSE PLUS DETACHED GARAGE/STUDIO approx 88 sq m (947 sq ft) TOTAL GIA approx 411 sq m (4423.97 sq ft)

PRICE: OFFERS OVER £1,550,000 for the freehold building plot.

- Planning Granted for Barn Style House
- 4 Bedrooms & 3 Bathrooms
- Open Plan Living Space
- Detached Double Garage
- Office/Studio Above
- Sought-After Country Location
- Outskirts of Tunbridge Wells
- Near Frant Station
- Approx 2.9 Acres of Beautiful Grounds
- Council Tax and EPC to be confirmed.

## The Opportunity

This is a superb opportunity to build your own home in a delightful country setting. It offers a unique chance to live in a contemporary take on a barn-style house with views over your own grounds of nearly three acres that provide a superb blank canvas to create extensive gardens and even a paddock if required. This is an idyllic and peaceful setting and sits adjacent to Manor Farm Stud.

The once gated entrance to Manor Farm leads to a private drive leading to the entrance to the plot, amidst a small enclave of other properties once part of the former estate of the Manor. There is a secondary gated entrance at the far end of the grounds, ideal if wanting to create a paddock, or as an alternative entrance. The existing barns require demolishing.

The planning provides for an impressive and versatile four bedroom (two en-suite) house which has a stunning vaulted living space. The bedrooms are arranged on both first and ground floor. The living area can be fully open-plan depending on taste. In addition there is a detached double garage building with storage and a useful office/studio above.





## The Planning & Services

The property comes under Wealden District Council. Planning details can be found on:

<https://planning.wealden.gov.uk> under reference WD/2023/1328/F.

Mains electricity (3 phase supply) and mains water. No gas and private sewerage required.

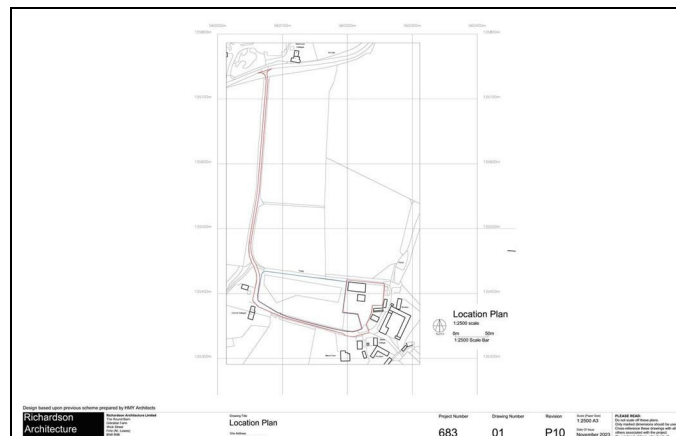
## Location

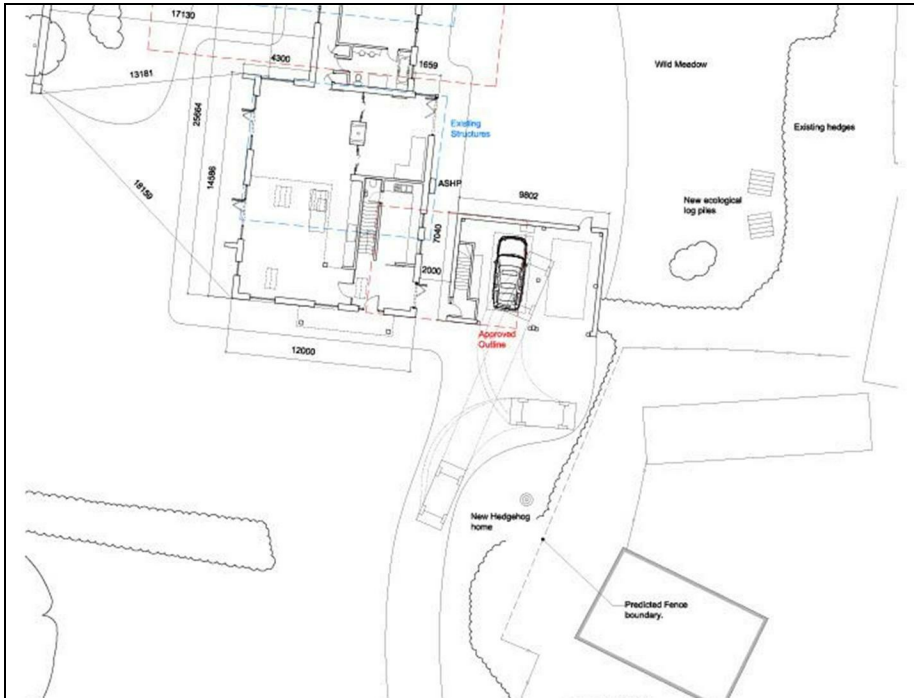
The plot is located in a small collection of properties at the end of a private drive, the upkeep of which is shared between seven properties

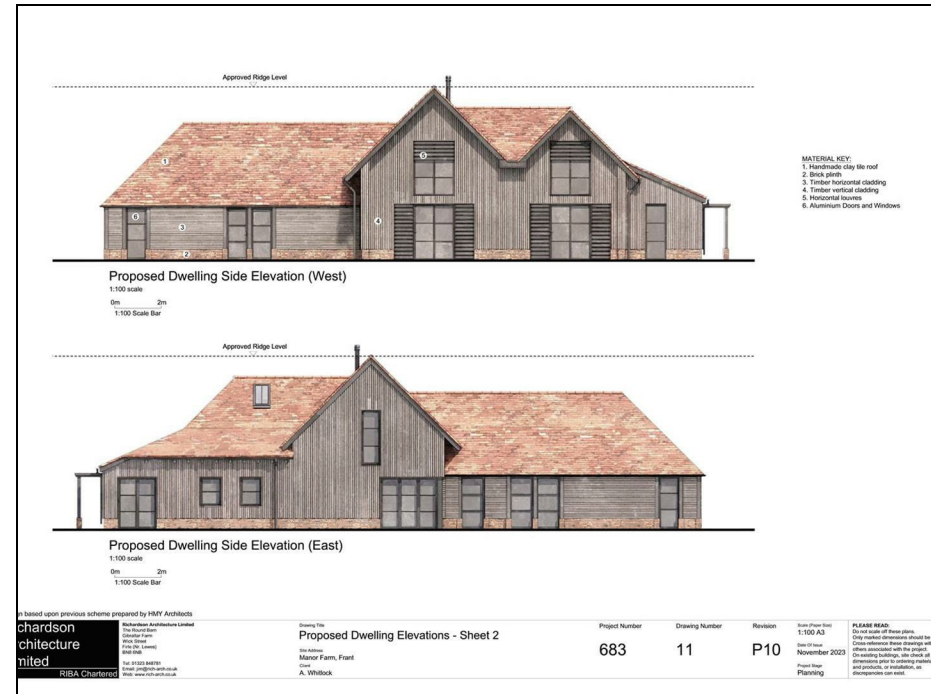
Bells Yew Green in East Sussex lies about 3 miles to the east of Royal Tunbridge Wells, 2 miles north of Frant and about 7 miles west of Lamberhurst. The village is small, with a variety of properties. The name is derived from the medieval French Bels Lieux which meant beautiful place. This is a beautiful country setting with many excellent local walks, leisure pursuits, including golf, nearby.

There is a local railway station (Frant) with regular services to London (Charing Cross) taking about 1 hour. Other stations locally are: Wadhurst Station 2.2 miles; Tunbridge Wells Station 2.3 miles. There are good road links to London and the coast.

The nearby village of Frant offers a well regarded primary school, a general village store, two popular village pubs and good access to open areas of Wealden countryside. More comprehensive shopping facilities are available in Tunbridge Wells which is approximately four miles distant. Tunbridge Wells offers the Royal Victoria Place Shopping Mall, the Calverley Road pedestrianised precinct and the Historical Pantiles. It also has two main line stations offering fast and frequent services to both London and Hastings on the south coast. In general the East Sussex/Kent area is well served with good schooling, both state and independent for children of all ages. Tunbridge Wells has a host of recreational facilities, local parks, two theatres and is rightly renowned for its architecture and for The Pantiles. The larger village of Wadhurst is approximately three miles away with further main line railway station and a fuller mix of independent retailers, two supermarkets and both primary and secondary schools.







**Ibbett Mosely**

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EPC Rating- TBC

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