



# Lambert & Foster



## 2 TANYARD COTTAGES

THE TANYARD, CRANBROOK, KENT, TN17 3HX

*A character grade II listed semi-detached town house in the heart of Cranbrook, providing two double bedroom accommodation over three floors, including lounge with sash windows overlooking the neighbouring garden and rear courtyard.*

*Cranbrook School catchment area.*

*Chain free.*

GUIDE PRICE £249,000

FREEHOLD





## 2 TANYARD COTTAGES

THE TANYARD, CRANBROOK, KENT, TN17 3HX

2 Tanyard Cottages is a grade II listed semi-detached white weatherboarded, timber framed town house situated in the centre of Cranbrook. Previously one house and converted into two cottages in the 1970's.

The accommodation is over three floors and includes fitted kitchen with integral appliances, dining area, lounge, stairs leading up to the first floor with double bedroom and bathroom with Aqualisa shower over the bath. Further stairs to the spacious attic bedroom/office.

Outside, small raised decked courtyard. Parking in the public free Tanyard car park close to the property.

- Total floor area approximately 798 sq ft / 74 sq m
- Scope for updating/improvement
- Fitted kitchen/dining area
- Lounge with sash windows
- Two double bedrooms
- Cranbrook School catchment area





## SITUATION

Set in a convenient, central location, tucked down the small pedestrian passage that leads down to the Tanyard car park from Stone Street.

Cranbrook offers good local amenities which include an assortment of shops and boutiques, coffee shops and restaurants along with the Coop supermarket with free parking throughout the town.

Mainline rail services to London Charing Cross and Cannon Street run from Staplehurst, Marden and Headcorn.

## DIRECTIONS

From our office in Cranbrook proceed down the high street turning right into Stone Street. Continue down until you reach The Tanyard on the right which leads you down to the property which is found on the right, half way down.

## GARDENS & GROUNDS

A small raised decked courtyard with space for table & chairs.

The property enjoys views over the neighbouring garden of Tanyard House which is well attended to.

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

**2 Tanyard Cottages, The Tanyard, Cranbrook, TN17 3HX**



Approximate Area = 698 sq ft / 64.8 sq m  
 Limited Use Area(s) = 100 sq ft / 9.2 sq m  
 Total = 798 sq ft / 74 sq m  
 For identification only - Not to scale



**VIEWING:** By appointment only.  
**Cranbrook Office:** 01580 712888.

**LOCAL AUTHORITY:** www.tunbridgewells.gov.uk

**TENURE:** Freehold

**COUNCIL TAX:** Band C **EPC:** N/A

**SERVICES & UTILITIES:**

**CONSTRUCTION TYPE:** Timber framed with weather boarding.

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas fired central heating

**BROADBAND & MOBILE COVERAGE:**

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

**MONEY LAUNDERING REGULATION:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

**OFFICES LOCATED AT:**

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 Helix House, High Street  
 Wadhurst, East Sussex TN5 6AA

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 Westenhanger, Hythe CT21 4HU

**CRANBROOK, KENT**  
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 Cranbrook, Kent TN17 3DN

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