



**BARETILT FARMHOUSE, WATER LANE,  
HAWKHURST KENT TN18 5AP**



**Lambert  
& Foster**



CRANBROOK 3 MILES | TUNBRIDGE WELLS 16 MILES | STAPLEHURST MAINLINE STATION 8.5 MILES

## **BARETILT FARMHOUSE, WATER LANE, HAWKHURST, KENT TN18 5AP**

A pretty, detached Grade II Listed farmhouse providing well presented, character accommodation complemented by neatly tended gardens and grounds extending to approximately 2.87 acres including an Atcost barn used for garaging and storage, timber studio with sauna, timber shed and swimming pool, all occupying a rural location, enjoying elevated, south facing countryside views. Cranbrook School Catchment area. No onward chain.

**GUIDE PRICE £995,000 FREEHOLD**



### **SITUATION**

Baretilt Farm occupies a favoured rural location between Hawkhurst village and the market town of Cranbrook, falling within the ever popular Cranbrook School catchment area. Hawkhurst village is well known for The Colonnade of independent shops and a good range of amenities including Tesco and Waitrose supermarkets, Kino digital cinema and primary school. Cranbrook provides a comprehensive range of amenities and professional services, a

leisure centre, primary school and popular Cranbrook school. Excellent Preparatory schools within the area include Dulwich College, Cranbrook, St Ronan's and Marlborough House, Hawkhurst (schoolsnet.com). A mainline railway station at Staplehurst provides fast and frequent services to London, Charing Cross, traveling time 60 minutes.



## DESCRIPTION

Baretilt Farmhouse is a pretty, detached Grade II Listed farmhouse, understood to have formally been a pair of semi-detached cottages and the gamekeeper's accommodation when the farmhouse formed part of the neighbouring Fowlers Park Estate. The property presents elevations of white weatherboarding, with some Kentish Ragstone, set with multi paned timber casement windows, beneath a pitched and hipped tiled roof with partial catslide. The well presented, character accommodation is arranged over two floors retaining many features indicative of the period including exposed beams, studwork, floorboards, cottage doors and fireplaces. In more detail, a particular feature is the open plan sitting room/dining room with impressive inglenook fireplaces one open and one housing a wood burning stove. A fine outlook is enjoyed out across the landscaped garden. A significant side and rear extension added in 2009 enhances the overall accommodation by providing an open plan morning room and fitted kitchen/breakfast room with oak fronted units, granite worktops and integral appliances including, AEG double oven, microwave oven, DieDietrich induction hob with filter hood over, dishwasher, fridge/freezer and washing machine, a tiled floor and curved shelving, all enjoying a double aspect. From the kitchen/breakfast room a rise of oak stairs leads to the guest bedroom with aspect to rear and oak double doors to the en suite shower room. The main bedroom, bedrooms two and three, are accessed from the main staircase, a run of interconnecting rooms enjoying views out across the gardens and orchards.

The main bedroom has a pretty brick fireplace with exposed brick chimney breast, fitted oak wardrobes and dressing table, built in single wardrobe, and an en suite shower room fitted with a modern white suite. The ground floor family bathroom is also fitted with a modern white suite including free standing bath with mixer tap and shower attachment.







## GARDENS AND OUTBUILDINGS

Baretilt Farmhouse is approached via electric double five bar gates opening onto a sweeping drive leading on to extensive gravelled parking. The neatly tended landscaped gardens are a particular feature with expanses of lawn running out predominantly to the front with feature ornamental pond with waterfall, well-stocked mixed herbaceous borders and beds, fruit trees, split level sun terrace, brick bbq, all enjoying elevated, south facing views out across orchards and countryside beyond.

Outbuildings include an Atcost Barn fitted with power, light and sliding doors, used for garaging and storage. Alongside is a timber studio with sauna, fitted with power, light sealed unit double glazed windows and double doors, a useful timber shed, an aluminium framed greenhouse and a heated swimming pool. Positioned above the bank to the rear of the farmhouse is an area of ground laid to grass. The whole extends to approximately 2.87 acres.



**VIEWINGS:** Strictly by appointment with the Agent's Cranbrook office at 01580 712888 [cranbrook@lambertandfoster.co.uk](mailto:cranbrook@lambertandfoster.co.uk)

**WHAT3WORDS:** Using the free What3Words app [///hips.wound.paving](https://www.what3words.com/)

**INTERNET:** Standard 6Mbps/1Mbps

**MOBILE:** Likely ([checker.ofcom.org](https://www.checker.ofcom.org.uk/))

**LOCAL AUTHORITY:** [tunbridgewells.gov.uk](https://www.tunbridgewells.gov.uk/)

**METHOD OF SALE:** Private treaty

**TENURE:** Freehold

**SERVICES:** Mains electricity and water. Electric air sourced heating. Private sewage treatment plant.

**COUNCIL TAX:** Band F

**EPC:** N/A

**AGENT'S NOTE:** The farmhouse will be granted a right of way at all times over the area shown hatched on the sale plan subject to contributions to future maintenance. The vendors will be responsible for erecting new boundary fences along newly created boundaries through the yard and land with new fencing of treated posts at 2 metre intervals with stock netting topped with wire.

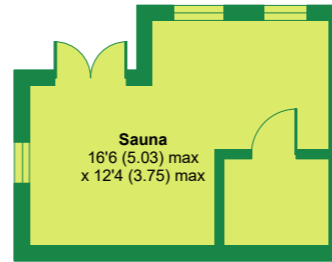
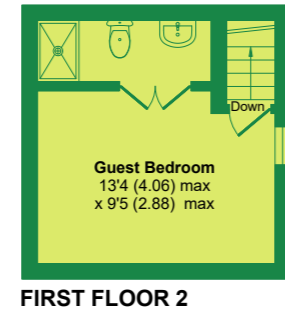
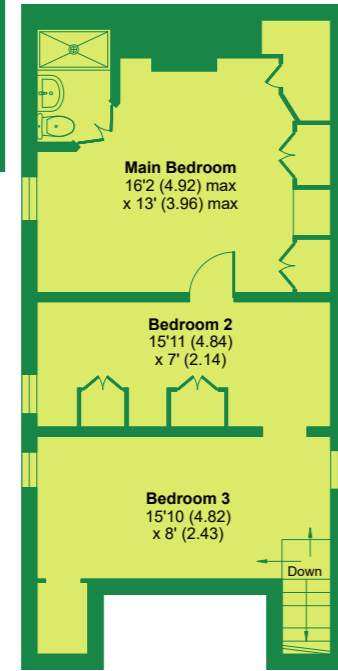
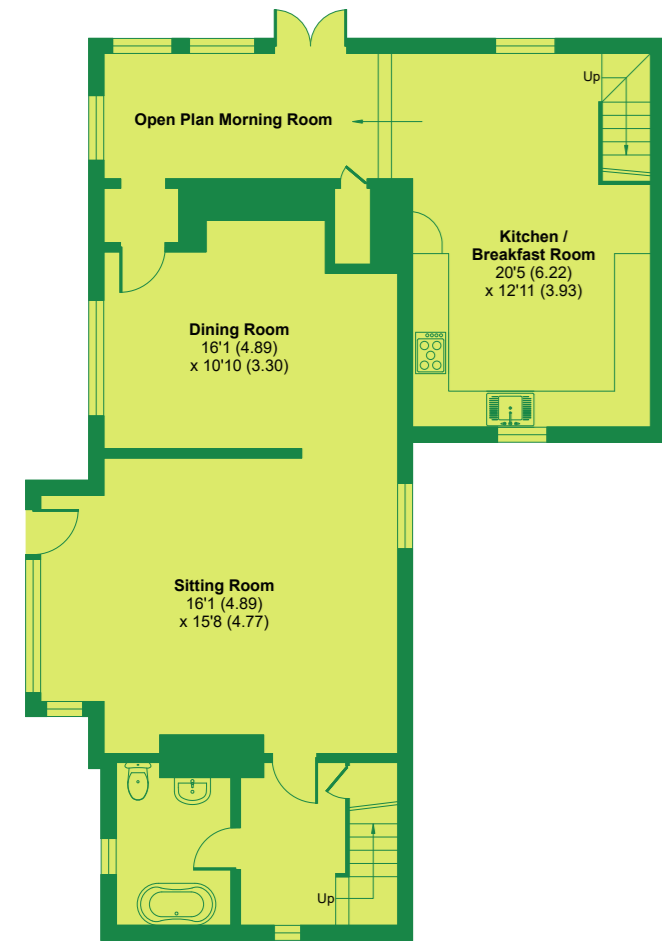
**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information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

**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 REGULATIONS:** 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.

## FLOOR PLANS



## Baretilt Farmhouse, Hawkhurst

Approximate Area = 1763 sq ft / 163.7 sq m  
 Outbuilding = 900 sq ft / 83.6 sq m  
 Total = 2663 sq ft / 247.3 sq m  
 For identification only - Not to scale

## SITE PLAN





OFFICES LOCATED AT:

**PADDOCK WOOD, KENT**

**Tel. 01892 832 325**

77 Commercial Road,  
Paddock Wood, Kent TN12 6DS

**WADHURST, EAST SUSSEX**

**Tel. 01435 873 999**

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

**HYTHE, KENT**

**Tel. 01303 814 444**

Hillhurst Farm, Stone St,  
Westenhanger, Hythe CT21 4HU

**CRANBROOK, KENT**

**Tel. 01580 712 888**

Weald Office, 39 High Street  
Cranbrook, Kent TN17 3DN



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