



**Peter**  
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Independent Family Estate Agents



# A Charming Character House in Cranbrook

Offers Over £325,000

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This beautifully preserved character house, dating back to 1472, offers a rare opportunity to own a piece of Cranbrook's rich history. Once part of the Hall house, the property exudes charm and period features, making it a unique and inviting home.

Located in the heart of Cranbrook, this two-bedroom property enjoys breathtaking views of the iconic Windmill to the front. The small iron rail fenced garden, with a charming footpath leading to the pretty front door, sets the tone for what lies within.

Upon entering, you are welcomed into the *dining room*, where the character of the home shines through. The *inglenook fireplace*, exposed timber beams, and original floorboards create a warm and inviting atmosphere. The room offers access to the *living room*, *kitchen*, *cellar*, and stairs leading to the first floor.

The *living room* is equally impressive, with another *inglenook fireplace*, exposed timber beams, and floorboards, adding to the property's period charm. A traditional sash window to the front allows natural light to flood the room, enhancing its timeless appeal.

To the rear of the house is the *kitchen*, with base units and a door leading to a delightful *courtyard*, shared with neighbouring residents. Beyond this is the *secret garden*, a private haven featuring a peaceful meadow and a 360-degree turning seating pod, perfect for following the sun throughout the day.

The *cellar* retains its traditional character with original red brick flooring, adding to the property's historic charm.

Upstairs, the two *double bedrooms* offer restful retreats. The *principal bedroom* boasts a vaulted ceiling, with an *original medieval crown post* that serves as a striking reminder of the house's fascinating heritage. The *family bathroom* is also on this floor, serving the two bedrooms.

This rare gem combines a deep sense of history with modern living, offering an extraordinary home in the heart of one of Kent's most picturesque towns.







Total area: approx. 139.5 sq. metres (1501.9 sq. feet)

- BEAUTIFUL GRADE II LISTED CHARACTER TWO BEDROOM HOUSE
- KITCHEN/DINER
- TWO SPACIOUS RECEPTION ROOMS
- PATHWAY LEADING TO A PRIVATE SECRET GARDEN
- WONDERFUL VIEWS OF THE CRANBROOK WINDMILL TO THE FRONT
- EPC RATING N/A
- WALKING DISTANCE TO CRANBROOK TOWN AND SCHOOL
- COUNCIL TAX BAND E

