



Bradleys Mill, Speldhurst, Tunbridge Wells, Kent



A rare opportunity to complete the interior conversion of this Grade II Listed, historic Mill House located just away from the centre of Speldhurst village.

Situation

Bradleys Mill is situated in a newly built hamlet on the edge of the highly desirable village of Speldhurst which lies approximately three miles to the north west of Tunbridge Wells. Speldhurst offers a village store serving day to day needs, a primary school, doctors' surgery and church as well as one of the most popular gastro-pubs in the area. The nearby town of Royal Tunbridge Wells offers a comprehensive range of shopping as well as sporting, recreational and cultural amenities.

Distances

Speldhurst village 0.4 miles, Tonbridge train station 3 miles (London from 38 minutes), Tunbridge Wells mainline station 3.8 miles (London 42 minutes), Hildenborough train station 5.8 miles, A21 2.5miles, M25 15 miles (All times and distances are approximate).



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The Property

Bradleys Mill is a Grade II Listed former corn mill which has been subject to extensive restorations into a single detached property. The original part of the Mill was built in 1834 with later additions added to the rear in the early 20th century; some of the original mill workings are preserved in situ as a feature.

The external walls have been insulated and clad in weather board, the roof is renewed and covered with natural slate tiles. Many of the original windows are preserved with some new additions to the rear extension. Internally plasterwork is mainly lime plaster with some interior walls finished in plaster. All materials are of exceptional high quality as befits a listed building of this kind.

The property offers the unique opportunity to finish internal fitting out to the buyer's own specification, so to allow the buyer to choose the fittings and colour scheme rather than have a standard developer finish.

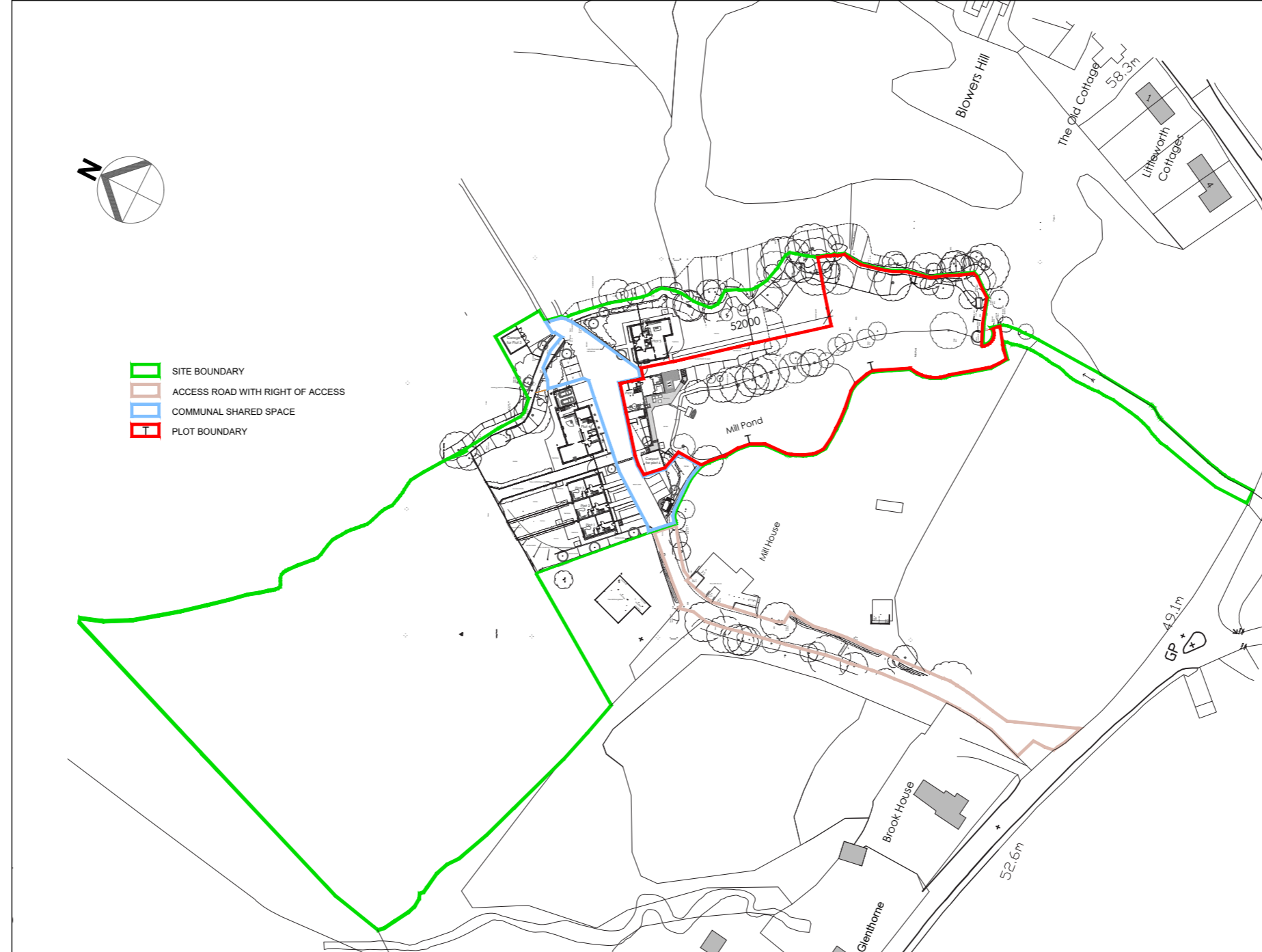
There is a completion schedule listing all items to be completed with an estimate of cost. The buyer has the choice of engaging DBS to undertake work as Project Manager and Interior Designer or carrying it out themselves.

The accommodation comprises on the ground floor a substantial entrance/dining hall, kitchen with separate utility room, office and cloakroom.

The first floor has a substantial sitting room with a door to the rear garden and the principal bedroom suite with bathroom and wardrobe room. On the upper floor are two bedrooms and two bathrooms, with storage available on the ground and upper floors.

A buyer will benefit from a Build Zone Warranty upon the works being finalised.





Gardens and Grounds

The Bradleys Mill site has visitors' car parking available. Communal areas including bin store and landscaping are to be maintained by a residents' company. Access is gained from a private lane leading from Speldhurst Hill. The site is a short walk from the centre of Speldhurst and there is a public footpath running through the site leading to delightful country walks.

The property includes a barn garage and additional car parking on an accessway to the rear. There is a large mill pond and a sluice on the stream that runs by the property. There are two spillways within the grounds.

Directions (TN3 ONE)

What3Words [///qualified.split.broth](#)

Property information

Services Mains water, drainage, and electricity. Gas-fired central heating.

Local Authority Tunbridge Wells Borough Council, Tel. 01892 526121

Council Tax Band TBC

Tenure Freehold

Service Charge Estimated service charge £931 per annum

Viewings Strictly by prior appointment with Knight Frank, LLP











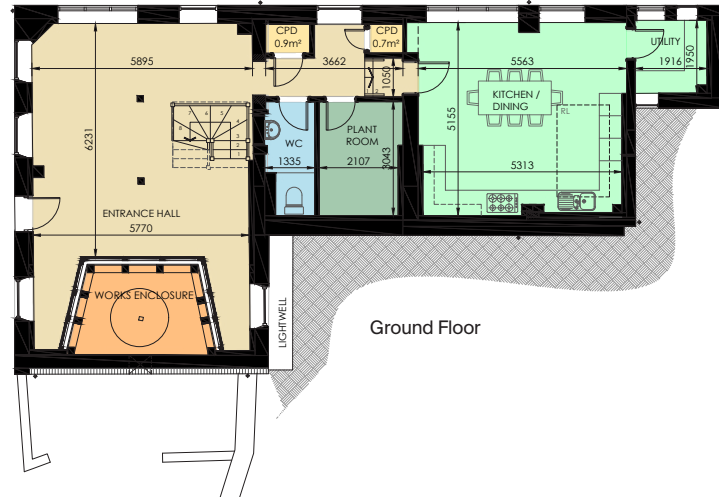
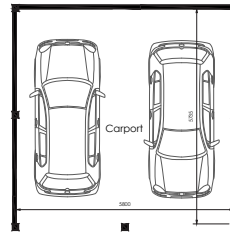
Approximate Gross Internal Floor Area

Total Area = 240.6 sq m / 2,589 sq ft (Excl. Carport)

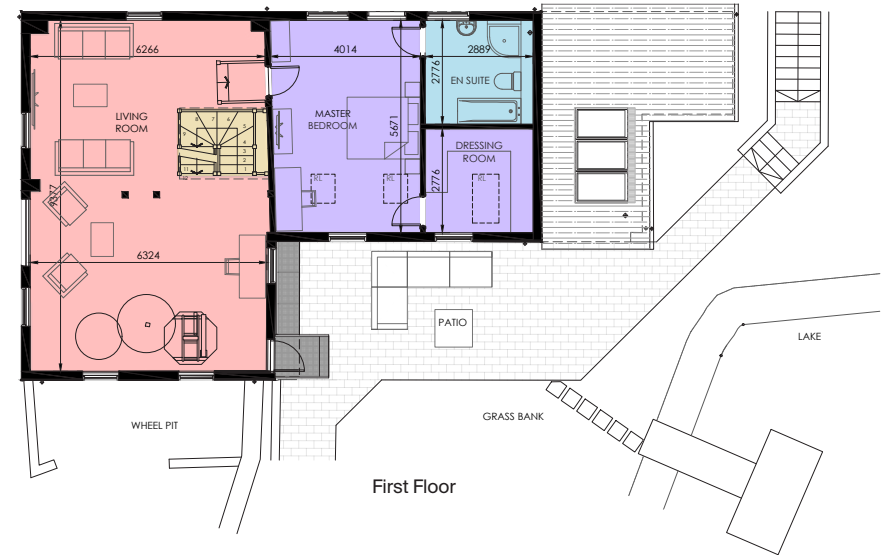
This plan is for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to the important notice on the last page of the text of the Particulars.

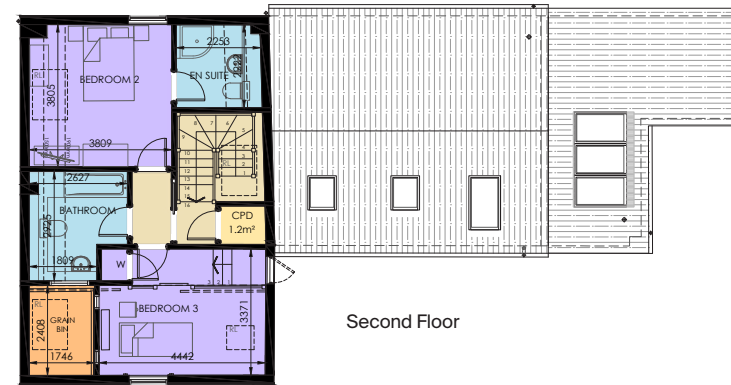
	LIVING ROOM		BATH / EN-SUITE / WC
	CIRCULATION ZONES		PLANT ROOM
	KITCHEN		STORES
	BEDROOMS		RETAINED HISTORIC SPACES



Ground Floor



First Floor



Second Floor

Knight Frank
Tunbridge Wells
 47 High Street
 Tunbridge Wells
 Kent TN1 1XL
knightfrank.co.uk

I would be delighted to tell you more
 Ross Davies
 01892 515035
ross.davies@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [June 2024]. Photographs and videos dated [June 2024].

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