



EQUUS

Country & Equestrian



BISHOPS COTTAGE



BISHOPS COTTAGE, Bishops Lane, Cranbrook, Kent TN17 2SS

SOLD SUBJECT TO CONTRACT - well located, attached country & equestrian home, just over 2500sqft set in 4.1 Acres (*TBV) including 4 bedrooms, located along a shared semi private lane which is also a bridleway leading to Beddington forest & being in the desirable Cranbrook Grammar School catchment area.

The property benefits from expansive lawned grounds overlooking rural views with an area of orchard and wildlife pond plus detached brick studio (scope to use as home office), large oak framed gazebo with hot tub and detached timber covered dining area.

The well organised equestrian facilities include - 40m x 20m post & railed riding Arena, timber stable block with 3 loose boxes and tack room, feed/hay barn with concrete apron to front plus three other detached outbuildings offering scope for a variety of uses & spacious gravelled parking area suitable for several vehicles/horsebox. The pasture is laid out as four paddocks with one including a cross country 'Derby Bank' and another with double field shelter.

The prime rural location which the property occupies is quite unique being just 1.5 miles from the picturesque town of Cranbrook offering a good range of shops, schooling, banks and recreational facilities. For those requiring rail connections to London, Staplehurst station, around 6.5 miles, provides a frequent 1 hour service into the Capital.

ACCOMMODATION

Refer to the floor plans online and within the brochure.

KEY CHARACTERISTICS - deceptively large - well-presented versatile accommodation presenting ideal options for those keen on entertaining and/or have a growing family offering all the facets of modern living while retaining much character with light well-proportioned rooms.

A focal point of the GROUND FLOOR is undoubtedly the stunning open plan KITCHEN / DINING and additional SITTING AREA with central island, expansive stone flooring and log burner, this room alone is nearly 550sqft. TWO further RECEPTION ROOMS include a substantial DRAWING ROOM with large inglenook fireplace and SECOND ROOM with fireplace. Further CLOAKROOM with shower / WC etc. Spacious UTILITY ROOM with door out to side of property and an internal door to the 2nd sitting room. On the FIRST FLOOR there are 4 BEDROOMS, the principal bedroom currently has a Queen sized bed, also with an EN-SUITE shower room with WC. Furthermore doors leads out to a balcony with views over the land and equestrian facilities. Off the balcony a room has been made in to the attic space suitable for a dressing room and/or hobbies room. A FAMILY BATHROOM completes the first floor accommodation.

LOCATION & AREA AWARENESS

The property is set off a shared private un-made lane which is also a bridleway in a peaceful location with rural views. The property is set within the desirable Cranbrook School Catchment area and also within a 5 mile radius of an excellent choice of private and state lower and upper schools. The delightful period town of Cranbrook is around 1.5 miles away offering a good range of shopping and leisure amenities including the Wealden Sports centre with family swimming pool, nearby golf clubs are at Hawkhurst and Cranbrook and Bewl Water at Lamberhurst offers sailing and fishing. For further local shopping options the quaint and historic village of Hawkhurst is around 2.7 miles away. The rural location in which the property is situated is recognised as being a superb area for equestrian and country lovers alike with extensive walks and

unrivalled local hacking in Beddington Forest less than 1 mile away. For those wishing to commute Etchingham mainline railway station is some ten minutes drive and provides fast and frequent services to London, or Staplehurst Main Line railway station around 6 miles provides frequent fast trains to London Bridge, Cannon Street and Charing Cross. The A21 trunk road is also within convenient driving distance providing access to the M25 to the North and to the coast to the South.

EQUESTRIAN FACILITIES & OUTBUILDING

All outbuildings are on the floor plan either online or in the brochure.

OUTBUILDING 1 - STABLE BLOCK - 3 timber loose boxes and tack room on concrete base with power/lighting and water, plus Integrated hay store/machine store with double doors.

OUTBUILDING 2 FIELD SHELTER - timber double fronted.

OUTBUILDING 4 - timber store with door plus open additional stable and/or store.

OUTDOOR RIDING ARENA - 20m 40m post and railed all weather surface.

DERBY BANK - adjacent to the arena and located within the field is a purpose built grass derby bank with sleeper steps.

OUTBUILDING 3 - brick and tiled garden building currently used for storage of garden appliances etc but ideal for a home office or hobbies building.

OUTBUILDING 5 - garden Gazebo Oak framed open on all sides located in the garden currently with a Hot Tub.

TIMBER CONSTRUCTED COVERED DINING AREA - known as the 'hobbit house'.

LAND & GROUNDS

The whole site is 4.1 acres (*TBV) which includes the gardens, grazing and buildings all accessed directly from the house or the car park area.

The acreage and or land shown / stated on any map and or screen print for the property is *TBV – (To Be Verified), which means that the land has not been formally measured and or verified by Equus and or its sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage against the Land Registry Title where possible. Interested applicants / buyers are advised that if they have any doubts as to the plot size and wish to have verification of the titles and exact area of the entire plot/s, they will be required to make their own arrangements, at their own cost, by appointing the services of a Solicitor acting on their behalf and an accredited / qualified company who can measure the area for a compliant Land Registry Title Plan.

MATERIAL INFORMATION

TENURE: Freehold

PROPERTY TYPE: Attached / **PROPERTY CONSTRUCTION:** Brick and tile hung elevations.

NUMBER & TYPE OF ROOMS: 4 bedrooms / 3 receptions / 3 bath and or shower rooms | see attached floor plans.

PARKING: Multiple off road / space for garaging if required.

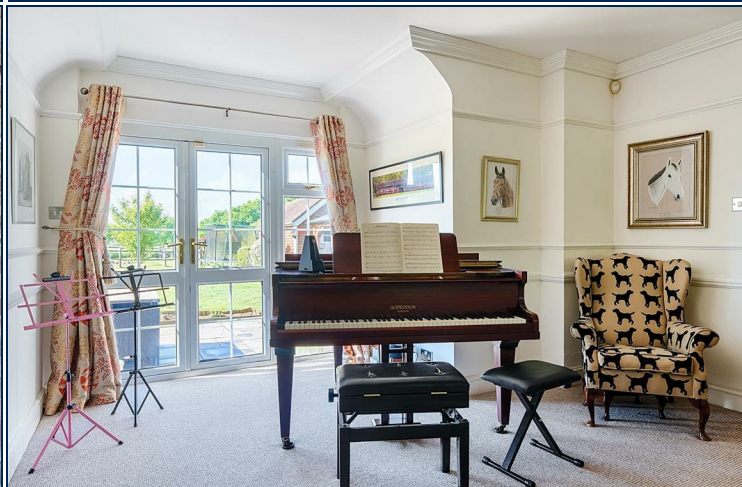
FLOOD RISK: Very low | **TITLE NUMBER/S:** ask agent

LOCAL AUTHORITY: TUNBRIDGE WELLS / **TAX BAND:** E

EPC RATING: D 59/75 - Full ratings & advisories/estimated costs are now online at the .gov web site: <https://find-energy-certificate.digital.communities.gov.uk/>



NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



www.equusproperty.co.uk



SERVICES

HEATING: Oil central heating / SEWAGE: Mains / WATER SUPPLY: Mains / ELECTRICITY SUPPLY: Mains.

OFCOM - Mobile & Broadband

BROADBAND - Ftp to premises / Download - very good as is upload.

MOBILE COVERAGE

Indoor - EE / Vodafone / O2 / Three - likely - also see useful website links.

Outdoor - EE / Vodafone / O2 / Three - likely - also see useful website links.

HELPFUL WEBSITE LINKS

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:

www.goodschoolsguide.co.uk | www.homecheck.co.uk | www.floodrisk.co.uk | www.environment-agency.gov.uk - www.landregistry.gov.uk | www.homeoffice.gov.uk | www.ukradon.org
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics>

DISCLAIMERS

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Equus International Property Ltd in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Equus International Property Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Equus International Property Ltd.

2. Material Information: Please note that the material information is provided to Equus International Property Ltd by third parties and is provided here as a guide only. While Equus International Property Ltd has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical.

3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

5. 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.

6. VAT: If applicable, the VAT position relating to the property may change without notice.

DIRECTIONS

From Cranbrook, proceed up the High Street. At the top turn left onto Hartley Road (A229) and continue for about 1 mile. Turn right onto the B2085 and immediately left into Bishops Lane, proceed along the lane and the house will be found on the left hand side after about 60m.

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent
 Equus Country & Equestrian, South East/South West

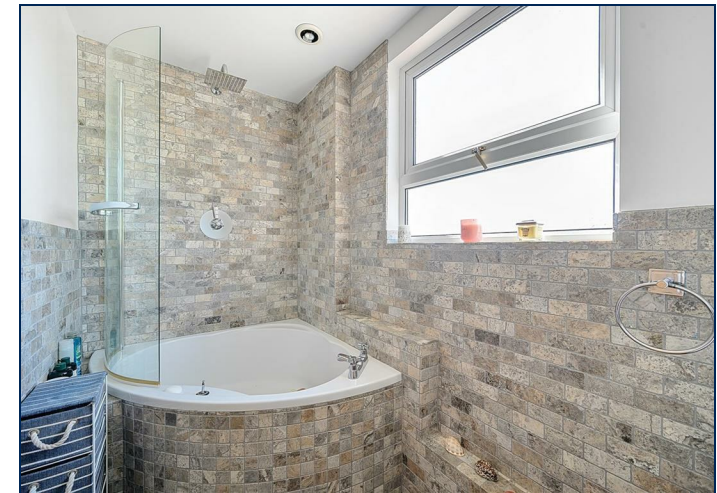
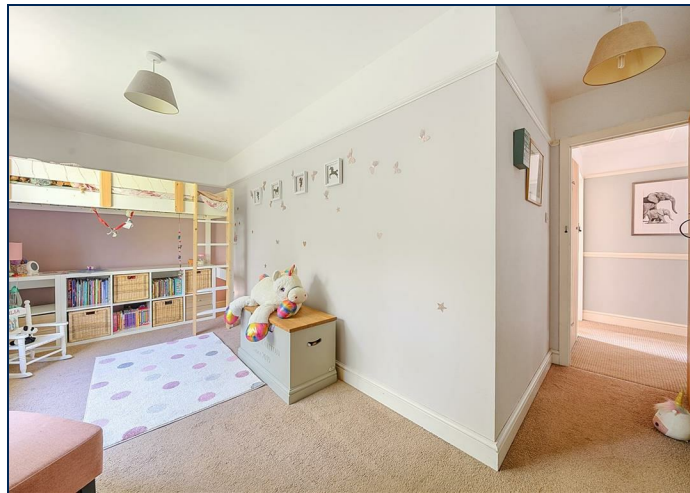
T: 01892 829014

E: sales@equusproperty.co.uk

W: www.equusproperty.co.uk

DISCLAIMER: All prospective buyers view all properties for sale with Equus International Property Ltd at their own risk and neither the Agents, Joint Agents nor the Sellers take responsibility for any damage or injury however caused to themselves or personal belongings or property.

By viewing a property with Equus you accept this disclaimer. If inspecting the outbuildings, equestrian facilities or any other building within the grounds you must wear appropriate clothing and footwear and children must be either left in the car or always supervised. Livestock should not be touched and all gates left shut or closed after use.

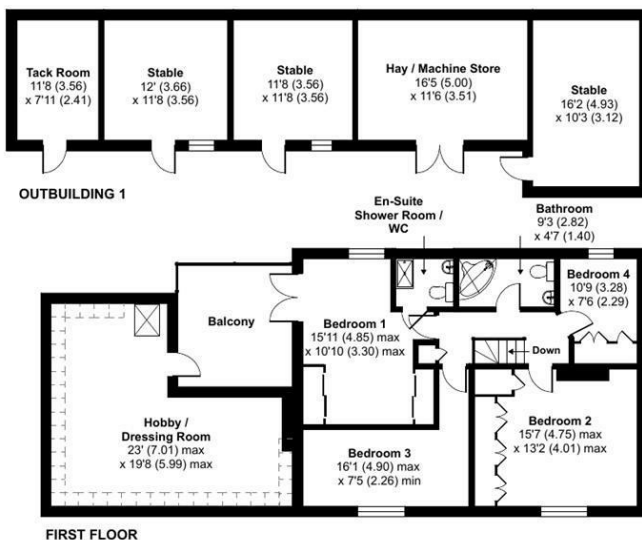
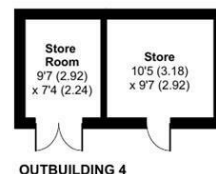
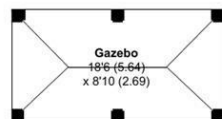
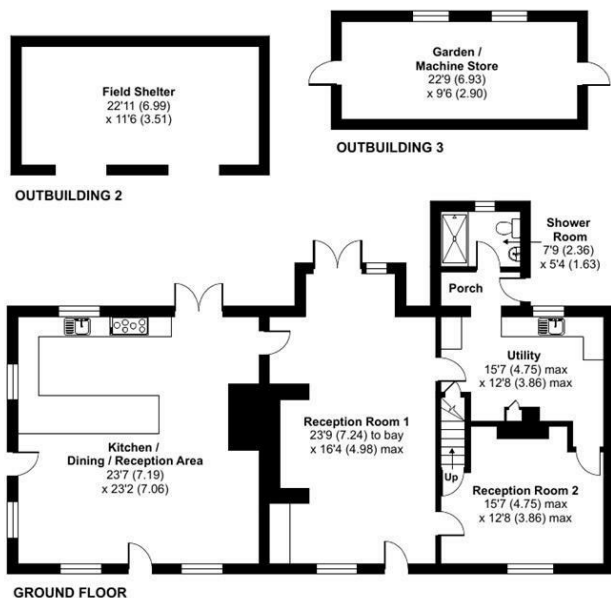


Guide price £1,100,000

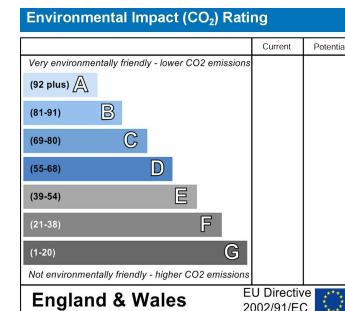
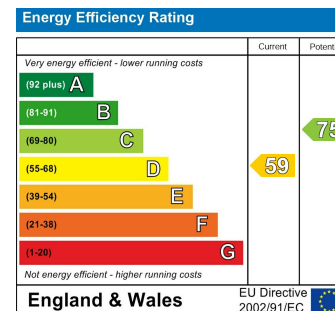


Denotes restricted
head height

Approximate Area = 2534 sq ft / 235.4 sq m
Limited Use Area(s) = 82 sq ft / 7.6 sq m
Outbuildings = 1570 sq ft / 145.8 sq m
Total = 4186 sq ft / 388.8 sq m
For identification only - Not to scale

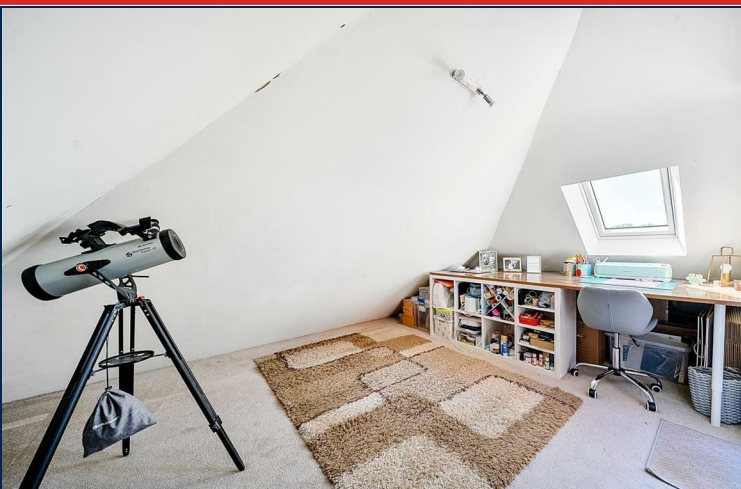


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Equus Property, REF: 1282432



PROPERTYMISDESCRIPTION ACT 1991: Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the agents, not as a statement of fact. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("information") may be relied upon as a statement of representation or fact. Neither Equus Property nor its Joint Agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Equus Property or the seller/lessor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are reproduced for general information using a 24mm wide-angle lens and are not necessarily comprehensive nor current; no assumption should be made that any content shown are included in the sale nor with regards to parts of the property which have not been photographed. Reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or any other consents have been obtained. We have not tested any appliances, services, heating systems or fixtures, and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. The information in these particulars is given without responsibility on the part of the Agent or their clients. Neither the Agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. These particulars are issued on the understanding that all viewings and negotiations are conducted through the agents.

NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



www.equusproperty.co.uk

NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



www.equusproperty.co.uk

NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



A member of



PrimeLocation.com

UKLAND and
FARMS.co.uk

