



EQUUS

Country & Equestrian



OWL'S HOUSE





OWL'S HOUSE, Trenley Lane, Bedgebury, Cranbrook, Kent TN18 5AH

A beautifully appointed detached barn with 1.489 acres FURTHER LAND AVAILABLE BY SEPARATE NEGOTIATION 4.881 acres (*TBV).

Located in a rural farm hamlet on the edge of Bedgebury Forest (Cranbrook Grammar School catchment area) with direct access to hacking, dog walks & cycle trails.(N.B. More pastureland available by separate negotiation).

A further outbuilding includes a large three floor garage building and first floor hay loft/games room which is adjacent to the bespoke stable block of 3 loose boxes. The pastureland comprises of a single paddock which is accessed from the main driveway adjacent to the house.

ACCOMMODATION - This stunning converted barn offers versatile 3/4 bedroom single storey accommodation and boasts an air of spaciousness and light throughout the interior complimented by a plethora of beautiful oak timbers and an elegant mix of character features with modern contemporary aspects.

The main living area consists of an entrance hall, double aspect, vaulted sitting room with feature fireplace and log burner, doors out to a terrace, kitchen/ breakfast room with doors out to a courtyard, utility room and cloakroom. There is a double aspect double bedroom with built-in storage and doors out to a terrace, a further en-suite double bedroom has doors out to a courtyard and there is a family bathroom. The integral annexe comprises of a kitchen/living room, double bedroom and shower room although is presently integrated into the main accommodation, the self-contained living area is ideal for those seeking multi-generational living.

Outside the garden to the rear is laid predominately to lawn with areas of paved terracing whilst to the front of the p

LOCATION & AREA AWARENESS

The property occupies a delightful rural position in the small farm hamlet Trenley adjacent to Bedgebury Forest with direct access to miles of hacking out, country walks and cycle trails. Cranbrook, one of the most picturesque small towns in the Weald is nearby, renowned for its eclectic mix of shops, cafe's, restaurants, boutiques etc. Other local amenities are available at nearby Hawkhurst including a Chemist, Butcher/Provision Store, Florist, Bakers, Hairdressers, Petrol Station, two Supermarkets, a Tesco and a Waitrose, a number of Restaurants, two doctors' practices, a vets, opticians and dentist. For more comprehensive shopping and facilities Tunbridge Wells and Tenterden town centres are in convenient driving distance. The Cranbrook School, renowned State Grammar School and sought after for its excellent reputation and educational facilities, is located on the outskirts of the Town. Other excellent schools nearby include Bethany, Benenden School, St Ronans, and Dulwich Prep School. For commuting, the A21 offers good links to the Motorways heading North and South. The Mainline station at nearby Staplehurst offers trains to London Bridge, Charing Cross and Cannon Street with fast trains to St Pancras available from Ashford International. Leisure amenities nearby include the Wealden Sports centre with family swimming pool; nearby golf clubs are at Hawkhurst and Ticehurst with Bewl Water at Lamberhurst offers sailing and fishing.

LAND & GROUNDS

The paddock adjacent to the house is included in the sale of the house and is 1.489 acres (*TBV/ and lies



across from the drive and parking area. This paddock has a field shelter, on skids which will remain on site with the sale.

FURTHER ADDITIONAL LAND AVAILABLE WITH THE MAIN HOUSE BY SEPARATE NEGOTIATION (not available individually)- Guide Price £150k - this parcel of land is split away from the main house and is approx. 60m down the lane and is 4.881 acres (*TBV). On this site there's a field shelter, open bay 12ft x 12ft, tack room 4ft x 12ft with door and on skids, which will remain with the property.

NOTES: 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.

OUTBUILDINGS & STABLES

STABLES - bespoke 3 loose boxes located adjacent to the garage and next to the house with lighting power and water laid on, all on concrete.

GARAGE - large garage (1046 sq ft with 2 access points, one from the access drive to one level, the other from the car parking area adjacent to the house. There is also a loft room currently used as a s games room but may suite other uses.

FIELD SHELTERS - 2 field shelters will remain at the property, one in the main field and one in the paddock across from the house.

Notes on Accommodation

Currently Bedroom 2 has been used as an Annexe / home office as it has its own Kitchenette and door out to a patio and access to additional car parking and rear garden. The kitchen could easily be taken out and replaced with a shower / bathroom as all the water and associated pipes are close by via the parallel bathroom.

MATERIAL INFORMATION

TENURE: Freehold

PROPERTY TYPE: Detached / **PROPERTY CONSTRUCTION:** Brick and timber framed.

NUMBER & TYPE OF ROOMS: 4 bedrooms, open plan sitting room, see attached floor plans.

PARKING: Multiple off road, private, plus garaging / **TITLES:** x2

LOCAL AUTHORITY: Tunbridge Wells / **TAX BAND:** D.

EPC RATING: 62/72 D Cert No: 0350-2909-1430-2674-8055

Full ratings & advisories/estimated costs are now online at the .gov web site:

<https://find-energy-certificate.digital.communities.gov.uk/>

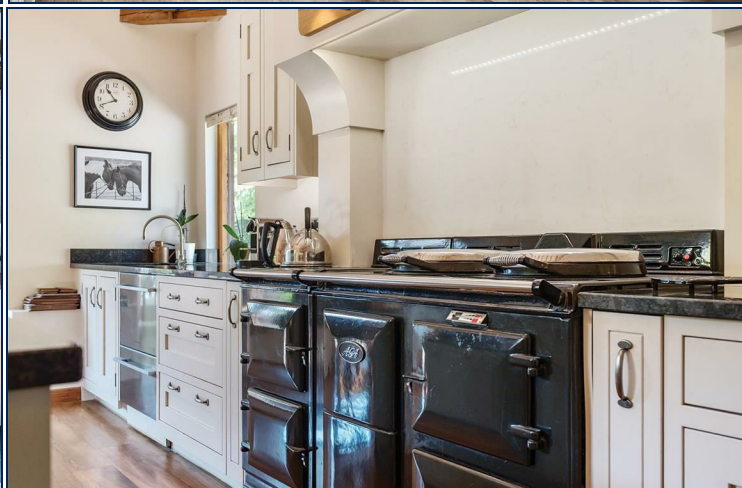
SERVICES & OUTGOINGS

HEATING: Electric / **SEWAGE:** Shared private plant-clear water system.

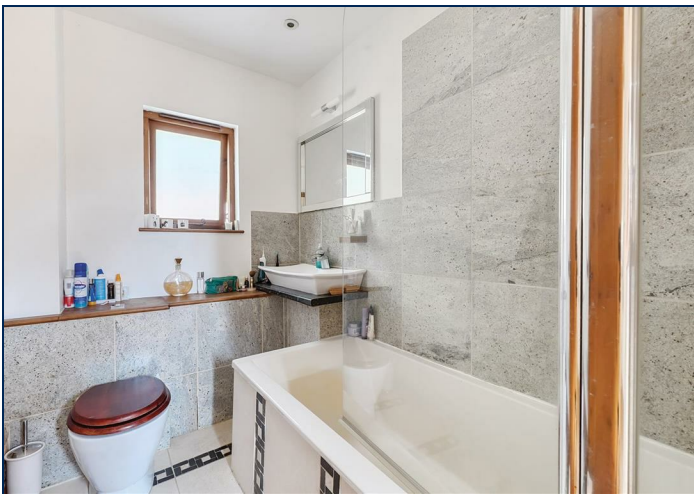
WATER SUPPLY: mains / **ELECTRICITY SUPPLY:** Mains.



NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



www.equusproperty.co.uk



BROADBAND - Download Mbps / Upload Mbps – also see useful website links.

MOBILE COVERAGE - Indoor - EE / Vodafone / O2 / Three - also see useful website links / Outdoor - EE / Vodafone / O2 / Three - 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>

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

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.

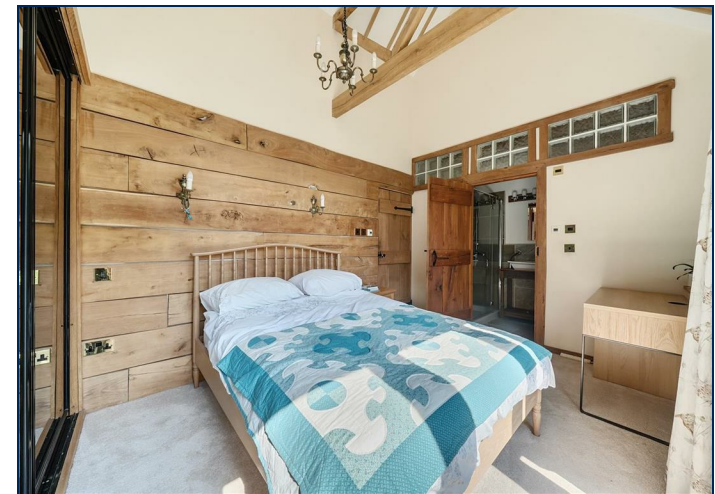
3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

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.

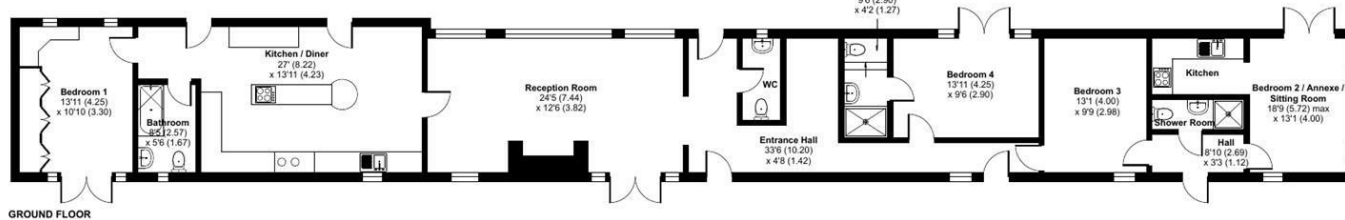
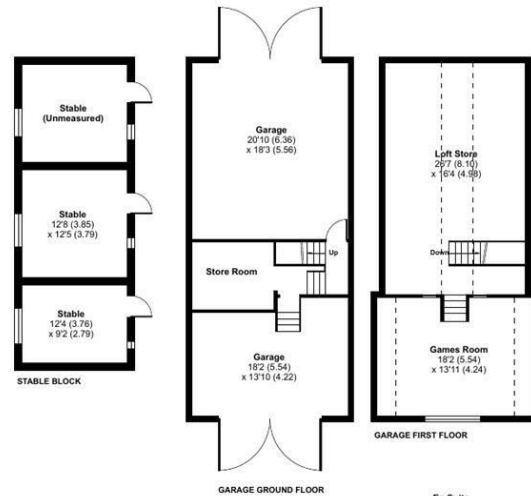
Guide price £1,100,000





Denotes restricted
head height

Approximate Area = 1672 sq ft / 155.3 sq m
Limited Use Area(s) = 406 sq ft / 37.7 sq m
Garages = 1046 sq ft / 97.2 sq m
Stable Block = 269 sq ft / 25 sq m
Total = 3393 sq ft / 315.2 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: 1315674

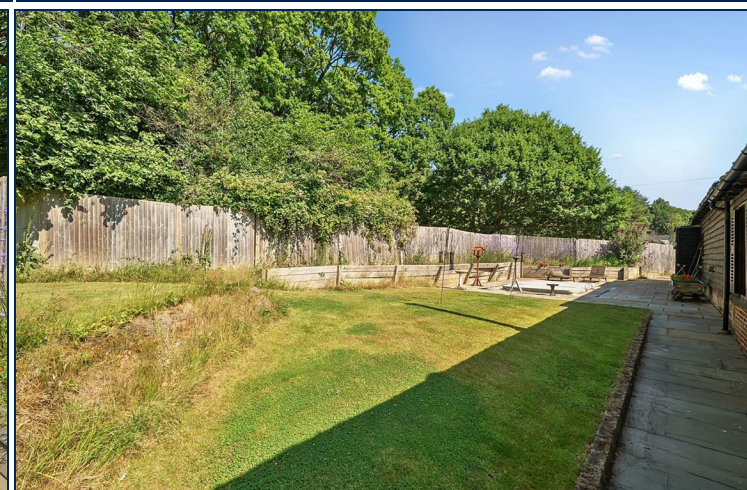
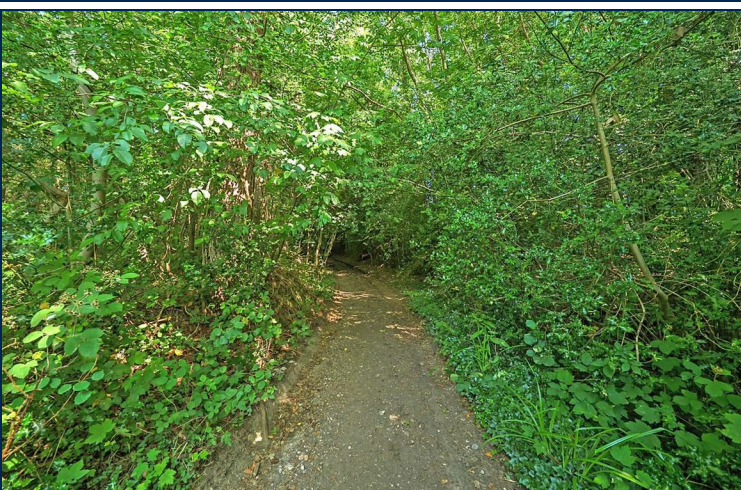


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

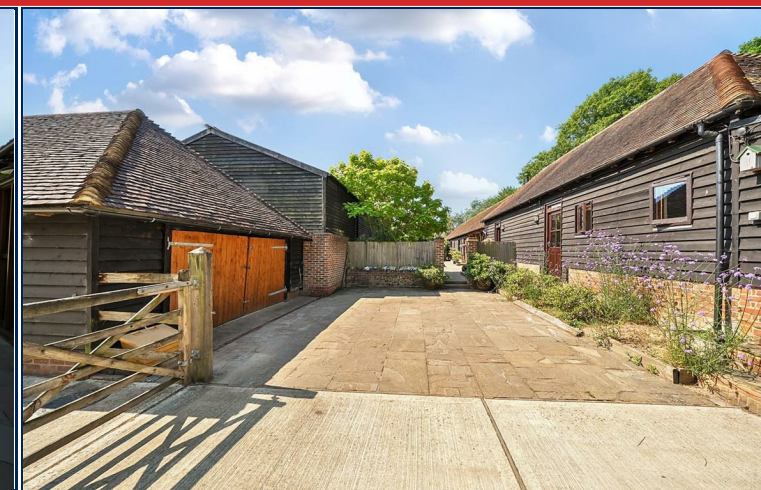
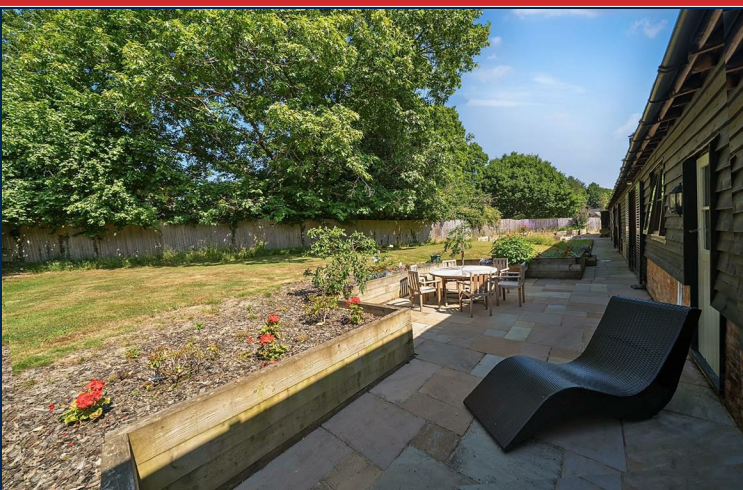
PROPERTYMISDESCRIPTION ACT 1991: Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the agents, not as a statement of fact. No description or information 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

