



125

— YEARS OF —

**Lambert
& Foster**



SKINNERS FARMHOUSE, SKINNERS FARM OAST & MIRIAMS COTTAGE
BEST BEECH HILL, WADHURST, EAST SUSSEX, TN5 6JT



**Lambert
& Foster**

WADHURST STATION 2.6 MILES | TUNBRIDGE WELLS 7.3 MILES | GATWICK AIRPORT 44 MILES

SKINNERS FARMHOUSE, SKINNERS FARM OAST & MIRIAMS COTTAGE

A beautifully renovated four/five-bedroom detached Grade II Listed farmhouse with an additional detached two-bedroom cottage and a detached former oast barn with planning permission for a two-bedroom annexe on a plot of approximately 1.75 acres (TBV) in an idyllic setting in a rural position on the outskirts of Wadhurst.

OFFERS IN EXCESS OF £1,500,000 FREEHOLD



DESCRIPTION

Lambert & Foster are excited to bring to the market this beautifully renovated four/five-bedroom detached Grade II Listed farmhouse with an additional detached two-bedroom cottage and a detached former oast barn with planning permission for a two-bedroom annexe on a plot of approximately 1.75 acres (TBV) including a paddock of 0.5 acres (TBV) in an idyllic setting in a rural position on the outskirts of Wadhurst.

The farmhouse has been meticulously renovated throughout including a new roof, new flooring, new insulation and a host of other renovations all done to comply with the property's Grade II Listed status.

The farmhouse benefits from approximately 3,970 sq. ft. of internal living space and is set over three floors and includes, on the ground floor, a snug, kitchen, cellar, entrance porch, two sitting rooms and a utility room. On the first floor you find three bedrooms, two ensuite shower rooms, a dressing room, a walk-in-wardrobe and a family bathroom. On the second floor you find two attic rooms and a further bedroom.

Miriams cottage is a delightful, detached property set over one floor with approximately 678 sq. ft. of internal living space and includes a sitting room, kitchen, bathroom and two bedrooms. Attached to the cottage is a further outbuilding with a sink and worktop.





DESCRIPTION CONTINUED

There is also a characterful detached former oast set over two floors with approximately 1900 sq. ft. of internal space with full planning permission to convert into a two-bedroom annexe.

The property is approached by a sweeping driveway that is newly landscaped leading to a large gravel parking area with ample room for several vehicles. The grounds are a particular feature of the property which extend to approximately 1.75 acres (TBV) and include a large pond, paddock of 0.5 acres (TBV) and a shepherd's hut which comes with the property.

The property is in a truly beautiful rural setting well away from the road yet within proximity to the nearby market town of Wadhurst and Wadhurst train station.

- Four/five-bedroom farmhouse
- Two-bedroom cottage
- Oast with planning permission
- Fully renovated farmhouse complying with its Grade II listing status.
- Ample parking
- Paddock









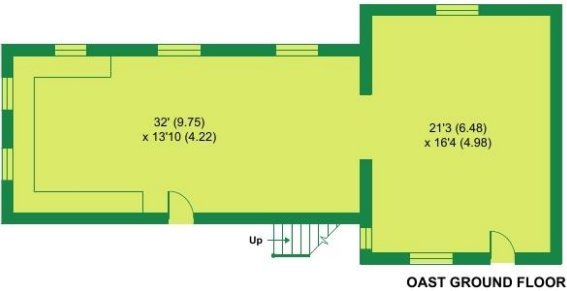
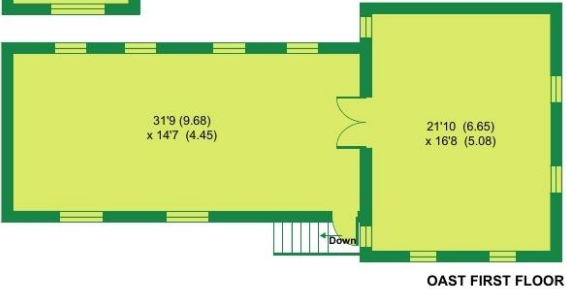
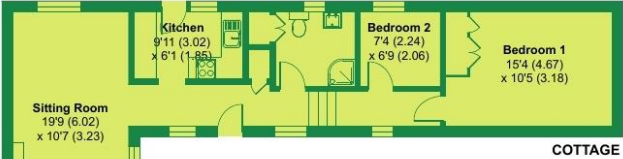
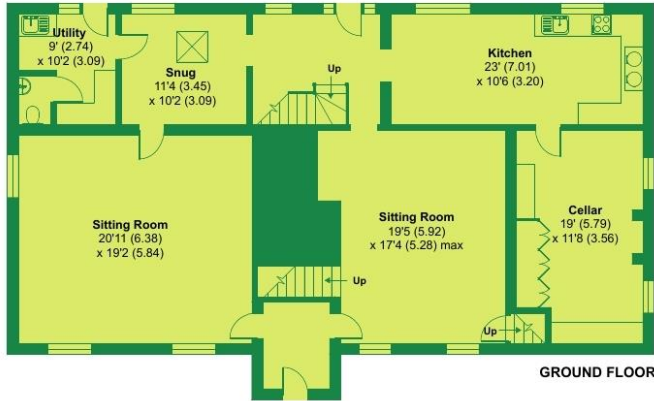
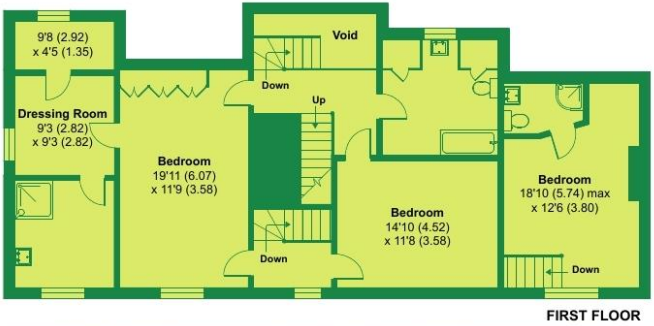
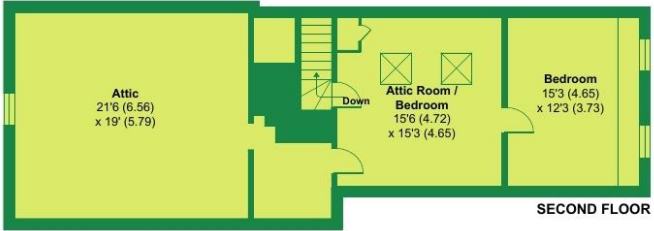
FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Skidders Farmhouse, Skidders Farm, Best Beech Hill, Wadhurst, TN5 6JT

Approximate Area = 3970 sq ft / 368.8 sq m
Oast & Outbuildings = 1901 sq ft / 176.6 sq m
Cottage = 678 sq ft / 62.9 sq m
Total = 6549 sq ft / 608.4 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), © ncthemcom 2025. Produced for Lambert and Foster Ltd. REF: 1334428





VIEWING: By appointment only. **Sussex Office:** 01435 873999

WHAT3WORDS: ///LIFEBOATS.HILLTOP.NIMBLY

TENURE: Freehold

SERVICES & UTILITIES:

Electricity: Mains

Water: Mains

Sewerage: Private drainage

Heating: Oil

BROADBAND & MOBILE COVERAGE: Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

LOCAL AUTHORITY: www.wealden.gov.uk

COUNCIL TAX: G **EPC FARMHOUSE:** NA **EPC COTTAGE:** E

FLOOD & EROSION RISK: Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information.

PHYSICAL CHARACTERISTICS:

FARMHOUSE: Brick & tile hung elevations with tiled roof.

COTTAGE: Brick & weatherboard elevations with tiled roof.

OAST: Brick & weatherboard elevations with tiled roof.

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.

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