



BARTLEY MILL COTTAGE BARTLEY MILL ROAD  
LAMBERHURST - £1,000,000



# Bartley Mill Cottage

Bartley Mill Road, Lamberhurst, Tunbridge Wells, ,  
TN3 8BH

**Wide Entrance Hall - Cloakroom - Large Open Plan  
Kitchen/Breakfast Room - Large Open Plan Lounge/Dining  
Room With French Doors To Garden - Family Room With  
French Doors To Garden - Rear Lobby/Utility - First Floor  
Landing - Bedroom With En-Suite Shower Room - Two  
Further Bedrooms - Family Bathroom - Plot Of Just Over  
0.5 Of An Acre (TBV) - Generous Gravelled Driveway With  
Off Road Parking For Several Vehicles - Large Double  
Detached Garage With Shower Room & First Floor  
Studio/Bedroom - EV Charging Point - Fibre Broadband**

Located in an Area of Outstanding Natural Beauty in a most peaceful and beautiful rural setting between Bells Yew Green and Lamberhurst, a detached family home with extremely good room sizes and the consequent flexibility these afford, beautiful rural views from most rooms and spacious bedrooms, positioned in a plot a little over 0.5 of an acre (tbv). With excellent potential for further extension and amendments (STPP), it also offers generous parking, a large detached double garage with shower room and first floor studio/bedroom, further wood store and areas of fruit and vegetable bedding. A glance at the attached photographs and floorplan will given an indication as to the size, flexibility and potential of the property, but it can only fully be appreciated by arranging an appointment to view. The ambiance of the area and its ready accessibility to both larger villages, main line railway stations, Tunbridge Wells and indeed the beauty of its garden and views make this a very special purchase.

Access is via a partially glazed double glazed door with a leaded finish, leading to:





**WIDE ENTRANCE HALLWAY:**

Area of fitted matting, areas of engineered bamboo flooring, cornicing, inset spotlights to the ceiling, stairs to the first floor. Door to a generous understairs cupboard with areas of fitted shelving and fitted coat hooks, further understairs storage cupboard with generous storage space and areas of fitted coat hooks. Doors leading to:

**CLOAKROOM:**

Fitted with a wall mounted wash hand basin with mixer tap over, low level WC. Engineered bamboo flooring, radiator inset to a decorative cover, inset spotlights to the ceiling, extractor fan. Opaque double glazed window to the front with leaded finish.

**LARGE OPEN PLAN KITCHEN/BREAKFAST ROOM:**

A contemporary styled kitchen fitted with a range of wooden wall and base units and a complementary polished granite work surface. Inset single bowl sink with mixer tap over. Inset four ring electric hob and integrated 'AEG' electric oven, dishwasher. Space for freestanding fridge/freezer. Good general storage space. Good areas of engineered bamboo flooring, two radiators, cornicing, inset spotlights to the ceiling. Excellent space for a large table and chairs. Triple aspect with leaded style double glazed windows to the front, rear and side affording excellent light levels and views to woods and fields. Partially glazed double glazed door with a leaded finish to the side.

**LARGE OPEN PLAN LOUNGE/DINING ROOM:**

A good run of fitted wall storage space constructed of pine, two feature radiators. Excellent space for a large dining table and chairs and associated furniture and further excellent space for lounge furniture and entertaining. Large cast iron wood burner with wooden beam over. Dual aspect with leaded style double glazed windows to the rear affording excellent views across neighbouring fields and woodland and further double glazed leaded style French doors leading to a patio area with private gardens beyond.

**FAMILY ROOM:**

An equally large room with excellent space for generous amounts of lounge furniture and entertaining. Two radiators, one inset to a decorative cover, cornicing, various media points. A run of double glazed leaded style windows affording views across the large private gardens with further double glazed leaded French doors leading to a private patio and garden beyond. Leaded double glazed window to the front with fitted blind.

**REAR LOBBY/UTILITY ROOM:**

Wood vinyl flooring, radiator. Space for washing machine, wall mounted single bowl sink, wall mounted boiler and wall mounted electrical consumer unit. Good storage space for boots and drying washing etc. Partially glazed double glazed door with leaded finish and further opaque leaded double glazed window.

**FIRST FLOOR LANDING:**

Carpeted, areas of high level sloping ceiling, leaded double glazed windows to the front. Doors leading to:

**BEDROOM:**

Carpeted, space for a large double bed and associated bedroom furniture. Generous under eaves loft/storage area. Double glazed leaded style windows to rear and side affording excellent views. Door leading to:

**EN-SUITE SHOWER ROOM:**

Fitted with a shower with glass door and single head, pedestal wash hand basin with tiled splashback and fitted wall mirror, low level WC. Vinyl floor, fitted radiator, areas of floating shelving, inset spotlights to the ceiling.

**FAMILY BATHROOM:**

Fitted with a low level WC, feature wall mounted wash hand basin with mixer tap over, wall mounted mirror, freestanding roll top bath with single head shower attachment, walk-in shower cubicle with fitted glass screen. Vinyl floor, part tiled walls, towel radiator, high level floating shelf, inset spotlights to the ceiling, loft access hatch, extractor fan. Double glazed leaded windows with fitted blinds affording lovely views across adjacent fields and woodland.

**BEDROOM:**

Of an excellent size with plenty of space for a large bed and associated bedroom furniture. Carpeted, two radiators. Two sets of double glazed leaded windows affording views of neighbouring fields and woodland.

**BEDROOM:**

Of a particularly good size with ample space for a large bed and associated bedroom furniture. Generous areas of fitted cupboards. Areas of sloping ceiling. Two sets of double glazed leaded windows with views across the garden and entrance.

**OUTSIDE:**

The property occupies a plot of approximately 0.5 of an acre (tbv), the majority of which is set to lawn in the form of generous and mostly level gardens with retaining fencing and further areas of retaining hedges. Large raised patio area to the rear of the property and an impressive and peaceful woodland aspect. There are feature rockeries, specimen trees and areas of fruit and vegetable beds to the rear of the garden with hedge boundaries leading to the lane.



There is a generous gravelled driveway to the front of the property with a turning circle and parking for several vehicles. A five bar gate and a further gate leading to the side gardens and the aforementioned vegetable plots. A gentle slope leads to a large wood storage area. There is also use of a large double detached garage with EV charging point, generous parking space and further storage/utility space. A door from the rear of the garage leads to a lobby area and shower room with low level WC, pedestal wash hand basin and corner shower cubicle. Stairs lead up to an excellent sized first floor studio/home office/bedroom 4 which has areas of sloping ceiling and door leading to under eaves storage areas with areas of fitted carpet and wooden flooring, radiators and leaded double glazed windows to either end.

A gate leads to a terrace to the side and rear of the property and the aforementioned lawn and rural views. Greenhouse and two external storage sheds.

#### **SITUATION:**

The property is located in an Area of Outstanding Natural Beauty on Bartley Mill Road, a most attractive rural location seemingly lost to the world but still with good access to the nearby village of Bells Yew Green, Lamberhurst and Wadhurst, which, between them offer a good range of local services including smaller supermarkets, retailers for everyday needs, primary and secondary schools and main line stations to both London termini and the South Coast including Frant mainline station which is approximately 1.5 miles distant. Tunbridge Wells is a little further distant with its far wider range of social, retail and educational facilities. Accessible from the front door though are beautiful rural walks and the lovely countryside that forms the High Weald Area of Outstanding Natural Beauty.

**TENURE:** Freehold

**COUNCIL TAX BAND:** G

**VIEWING:** By appointment with Wood & Pilcher 01892 511211

#### **ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

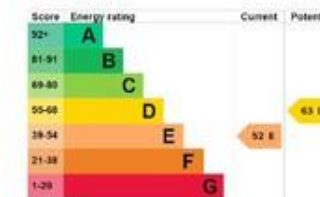
Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water & Electricity

Heating - LPG Central Heating

Private Drainage - Septic Tank





House Approx. Gross Internal Area 2740 sq. ft / 254.5 sq. m  
Approx. Gross Internal Area (Incl. Garage/Studio) 3376 sq. ft / 313.7 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

23 High Street, Tunbridge Wells,  
Kent, TN1 1UT  
**Tel: 01892 511211**  
Email: [tunbridgewells@woodandpilcher.co.uk](mailto:tunbridgewells@woodandpilcher.co.uk)  
BRANCHES AT CROWBOROUGH, HEATHFIELD,  
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE  
[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)



