



'Our Focus Determines Your Reality'



Trenley Farm
Hawkhurst
Kent
TN18 5AH



Entrance Hall * Sitting Room * Kitchen/Breakfast Room
Utility Room * Cloakroom
Additional Kitchen/Living Room

Three Double Bedrooms, One Ensuite
Bathroom * Shower Room

Grounds approx. 6.3 Acres
Garaging and Storeroom with Hay Barn and Storage Above
Three Stables * Log Store * Storeroom * Storage Barn
Lorry Parking * Direct Hacking to Bedgebury Forest



STUNNING CONVERTED BARN WITH EQUESTRIAN FACILITIES

This stunning converted barn, although two properties is currently configured as one and is situated within the rural, converted farm hamlet of Trenley adjacent to Bedgebury Forest, providing on the doorstep dog walks and hacking.

A single storey building, the accommodation consists of an entrance hall, double aspect, vaulted sitting room with feature fireplace with log burner and doors to the terrace, kitchen/ breakfast room with doors to the courtyard, utility room and cloakroom. There is a double aspect double bedroom with built-in storage and doors to the terrace, a further double bedroom this time with doors to the courtyard and an ensuite shower room, and a family bathroom. The 'second part' of the barn comprises a kitchen/living room, double bedroom and shower room which can be integrated as in the current configuration, or can be used as a self-contained annexe, ideal for multi-generational living or as a holiday let providing an income.

Outside the garden to the rear is laid predominately to lawn with areas of paved terracing whilst to the front of the property there is a courtyard garden. A gate leads from the courtyard garden to the two-level garaging and storeroom with hay barn and storage above, the three stable block and a drive leading to the first of two paddocks. The second paddock is on the corner opposite the entrance to the Trenley Hamlet. Included in the sale is a storage barn which is currently rented to a third party providing a useful annual income.



HAWKHURST

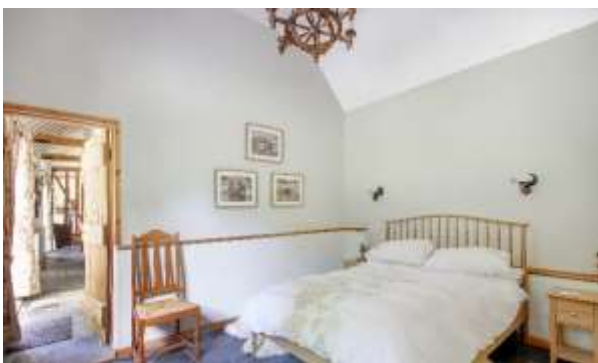
Hawkhurst offers a selection of good shops including a Chemist, Butcher/Provision Store, Florist, Baker, Hairdressers, Petrol Station, a Tesco and a Waitrose, a number of Restaurants and an "Art" Cinema to name but a few. Other local facilities include two Doctors' Practices, a Vet, Optician and Dentist. Sports clubs are available in the form of Squash, Tennis, Badminton and Golf.

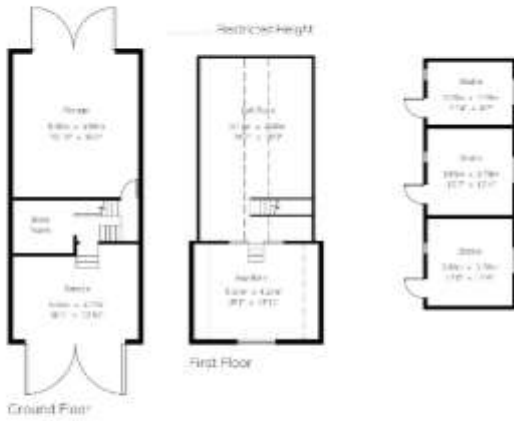
More extensive facilities are available in Cranbrook, Tenterden and Tunbridge Wells.

SCHOOLS AND CONNECTIONS

In addition to Cranbrook School, there are other excellent public and state schools in the area for children of all ages, namely Benenden School, Bethany, Marlborough House, St Ronans and Dulwich Prep School.

Situated within easy driving distance to the A21 which provides access to the M25 motorway both North and South bound. Mainline Stations are available at both Etchingham, approximately 8 minutes' drive, with services through Tunbridge Wells to London and Staplehurst with services to London Bridge, Charing Cross and Cannon Street.





Owl House

House - Gross Internal Area : 166.0 sq.m (1786 sq.ft.)
 Garage : 134.7 sq.m (1449 sq.ft.)
 Stable : 40.8 sq.m (516 sq.ft.)
 Barn : 329 sq.m (3541 sq.ft.)



SERVICES

Mains electricity and water. Electric underfloor heating. Shared Klargester Sewage Treatment Plant.

Tunbridge Wells Borough Council - Council Tax Band D - Owl House : C - Annex

EPC Rating: D

The storage barn is currently let on a 9 year lease, dating from 1st October 2022, producing an income of £14,760 per annum with rent reviews carried out every three years.

Detached field is currently let on an annual grazing licence at an income of £430 per calendar month.

Details of any covenants, rights and easements are available on request.

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com