



THE OLD STABLES, CUCKOO LANE

BRENCHLEY – GUIDE PRICE £1,000,000 - £1,100,000



The Old Stables

Little Dunks Farm, Cuckoo Lane, Brenchley,
Tonbridge, TN12 7HX

**Kitchen/Dining Room - Utility Room - Sitting Room - Three Double
Bedrooms - One En-Suite - Family Bathroom - Stables - Paddock –
Sand School**

Nestled amidst the picturesque orchards and farmland of the High Weald Area of Outstanding Natural Beauty, this 3-bedroom detached former stables is situated approximately six miles east of Royal Tunbridge Wells, within a charming farm complex of bespoke conversions. The property has been sympathetically converted, retaining much of its original character with traditional shiplap timber and brick elevations under a handmade clay tile roof.

This equestrian home has been thoughtfully upgraded to include all the modern conveniences expected, including solar panels with battery storage, an EV charger, and an air source heating system, resulting in an impressive A-rated Energy Performance Certificate (EPC). The combination of the property's historic charm, eco-friendly features and equestrian facilities makes this a truly unique and desirable offering.

This property is a horse-owners dream. Set on an overall plot of 3 acres (TBC) the property benefits from a paddock, a new 25 x 540 sand school with Combi-Ride Dual Stabiliser Fibre surface, traditional brick and tile hung stable block of 3 loose boxes with water and electricity, plus tack/feed room with hard standing, secure turnout and a field shelter.

Stepping into the house you are immediately drawn to the beautiful, vaulted ceiling of the kitchen with its oak beams and cross beams and full-length windows offering much light. A stable door at the rear of the kitchen contains a dog flap, which leads to a secure courtyard.





Leading from the kitchen is the spacious living room with its attractive wooden flooring and Norwegian log burning stove adding warmth to this characterful room. The theme of vaulted ceilings continues and is complete with an antique ceiling light reclaimed from St Stephen's Church in London. The French doors open to a patio area and a two-bay oak cart lodge, large enough to accommodate two cars or a farm quad.

At the far end of the property are the three double bedrooms, one of which has a double-vaulted ceiling, and the main bathroom with roll-top, free-standing claw foot bath. The master bedroom enjoys pleasant views over the paddock and benefits from an en-suite shower/ WC. Bedrooms two and three also enjoy pleasant views.

Outside, the paddock is entirely visible from the property and together, with the gardens laid to lawn, benefits from secure borders. Within the garden area, to the rear, is a natural pond with weeping willow trees and wild ducks. The driveway, which sweeps around the property, offers ample parking for horseboxes, cars and other farm equipment. The driveway continues behind the property, giving vehicular access to the stables and paddock.

Solid wood glass panelled door leading into kitchen/dining room:

KITCHEN/DINING ROOM:

Tiled flooring, vaulted ceiling with exposed beams, full width windows, fitted fan oven, fitted ceramic hob and extractor above, space for dishwasher and American fridge freezer, plenty of fitted wall and floor level cream cabinets with wood effect work surfaces, space for large table and chairs, under floor heating, Mezzanine Storage. The rear window overlooks a secure courtyard, not the paddocks.

UTILITY ROOM:

Accessed from the kitchen, space for washing machine and dryer, door to cloakroom with WC and wash basin.

SITTING ROOM:

Full of natural light with full width windows and double doors to front courtyard. Red Dot awarded Jøtul log burning stove, Kährs high quality oak flooring with under floor heating, exposed beams within the vaulted ceiling, access to Mezzanine storage, useful alcove with built-in shelving.

LANDING:

Solid wood flooring, window, radiator, spotlights, access to three bedrooms and bathroom.

BEDROOM:

Spacious double, carpeted, radiator, fitted wardrobe, double doors onto lawn, views over paddock, window to side.

EN-SUITE:

Tiled flooring, WC, wash basin, walk-in shower, chrome heated towel rail, mirrored cabinet.

BEDROOM:

Carpeted, dual aspect, vaulted ceiling, dual aspect, radiator, spot lights, views over paddock.

BEDROOM:

A double room currently used as a gym, carpeted, vaulted ceiling, radiator, views over paddock.

BATHROOM:

Roll top free standing claw foot bath with WC and wash hand basin.

OUTSIDE FRONT:

Five bar gate onto spacious driveway with ample parking, two-bay cart lodge, spacious paved patio, lawned area, mature trees and secure borders, driveway gives vehicle access to paddock and rear of the plot.

OUTSIDE REAR:

Track from driveway leads to stable block, three stables, tack room, hay store, 25 x 40 sand school with Combi-Ride Dual Stabiliser Fibre surface. There is a concrete, panelled area next to the tack room for "muck", which is easily accessible for removal. There is a spring fed wildlife pond with resident ducks.

SITUATION:

The property is on the edge of Brenchley, which is described in Muddy Stiletto's as "a classically pretty Kentish village with a good community feel". The village boasts a royal connection as Sophie, Duchess of Wessex, the wife of Prince Edward, Duke of Edinburgh, and sister-in-law to King Charles II grew up here and attended a local independent school.

As well as several independent schools, there is a strong selection of state primary and secondary schools nearby, including six grammar schools, a GP surgery, dentist, Post Office, and a café that offers great food and coffee by day and the odd supper club on Friday nights. There is also a family run tack and feed store just 6 miles away, that delivers free of charge.



Being only a short drive to the A21 you are well connected here. To the north Tunbridge Wells, Tonbridge, Sevenoaks and then onto London. Drive south and you'll find the coast, Hastings and Rye with the gorgeous Camber Sands beach, perfect to that sunrise beach ride.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511311

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

Services - Mains Water, Electricity

Heating - Air source Heat Pump

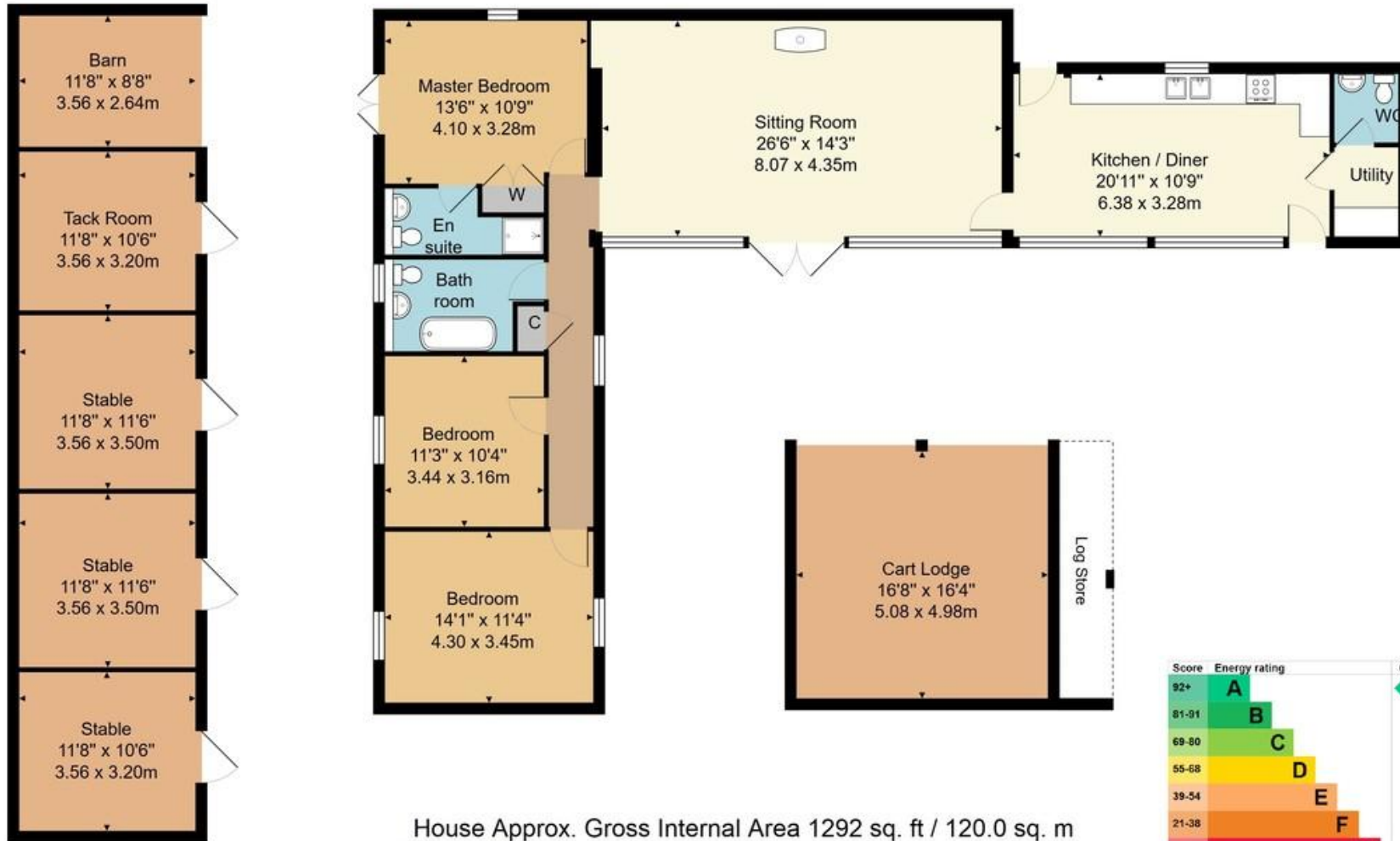
Private Drainage - Klargestar

Rights and Easements - Public footpath alongside rear borders

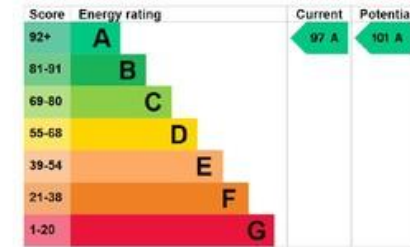
Planning Permission - Conversion of barn opposite to residential dwelling

Contribution towards maintenance of private driveway





House Approx. Gross Internal Area 1292 sq. ft / 120.0 sq. m
 Outbuildings Approx. Gross Internal Area 902 sq. ft / 83.8 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

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