



‘Our Focus Determines Your Reality’



Broom Hill
Flimwell
East Sussex
TN5 7NP



No. 1

Entrance Lobby * Sitting Room * Dining Room * Kitchen

Principal Bedroom
Two Further Bedrooms * W.C.

No. 2

Entrance Lobby * Sitting Room * Kitchen/Dining Room
Utility Room * Ground Floor Shower Room

Principal Bedroom
Two Further Double Bedrooms * Family Bathroom

Garden and Grounds just under 0.75 Acres
Garaging * Outbuildings * Off-Road Parking



INTERESTING GRADE II LISTED PROPOSITION

This attractive Grade II Listed property is currently configured as two cottages. One cottage is habitable whilst the second will need considerable renovation. One side has been in the same family for over one hundred years; originally a detached farmhouse, it is understood that the property was divided prior to the 1960s, and subject to the necessary permissions could be returned to a single comfortable family home sitting in approximately 0.75 acres.

As a family home the accommodation could consist of a double aspect sitting room with inglenook fireplace and log burning stove, a dining room with feature fireplace, and family room/study; the ground floor would be completed with a double aspect kitchen/breakfast room, a utility room, boot room and shower room.

On the first floor there could be a principal bedroom suite with double bedroom, ensuite shower/bathroom and a dressing room, two further double bedrooms and a bathroom. Whilst on the second floor there could be two further bedrooms and subject to the necessary permissions the unconverted attic good also be utilised to create additional accommodation.

Outside the property would sit in approximately 0.75 acres with the garden predominantly to the front, laid to lawn bordered with mature, clipped hedging and interspersed with a variety of established trees and shrubs. There is also a sheltered, paved terrace and a raised bed vegetable garden. To the rear of the property there is extensive open bay garaging, a workshop and storage.



FLIMWELL

The property is located on the edge of the village of Flimwell with the larger villages of Ticehurst and Hawkhurst both a short drive away.

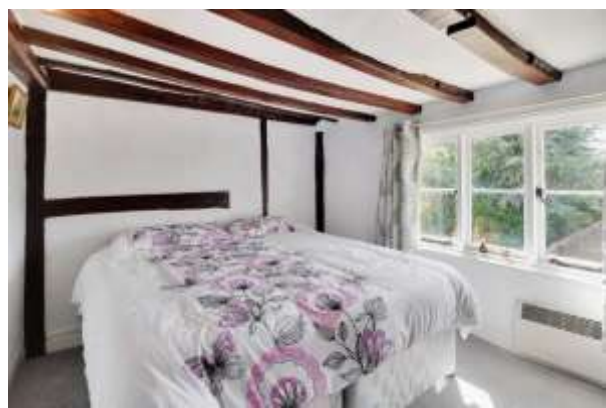
More comprehensive shopping facilities including the Royal Victoria Place Shopping Arcade are available at nearby Royal Tunbridge Wells.

Recreational amenities including sports and leisure facilities, theatre, cinema and numerous restaurants are also to be found in Tunbridge Wells.

SCHOOLS AND CONNECTIONS

As well as the Cranbrook School, there are many excellent private, grammar and state schools for children of all ages in the area, including Bethany, Benenden School, St. Ronans and Dulwich School as well as the Boys and Girls Grammar Schools in Tonbridge and Tunbridge Wells.

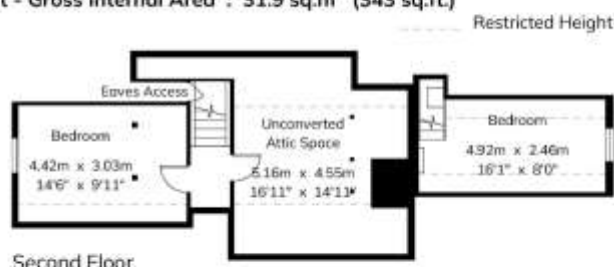
The nearby stations at Wadhurst and Stonegate provide mainline services to London Charing Cross and Cannon Street.



1 & 2 Broomhouse



1 Broomhouse - Gross Internal Area : 94.5 sq.m (1017 sq.ft.)
Car Port / Workshop - Gross Internal Area : 47.9 sq.m (515 sq.ft.)
Car Port / Shed - Gross Internal Area : 21.3 sq.m (229 sq.ft.)
2 Broomhouse - Gross Internal Area : 145.1 sq.m (1561 sq.ft.)
(Including Attic Space)
Car Port - Gross Internal Area : 31.9 sq.m (343 sq.ft.)



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SERVICES

All mains utilities are available at the property. Gas is available but disconnected at No.1. Currently no central heating in either, log burner, gas Range and electric radiators.

There is fibre broadband to the property.

Both are: Rother District Council – Council Tax Band D

EPC Rating: n/a Grade II Listed

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



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