

EST
1900

125

— YEARS OF —

**Lambert
& Foster**



SKINNERS FARMHOUSE,
BEST BEECH HILL, WADHURST, EAST SUSSEX, TN5 6JT



**Lambert
& Foster**

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

A beautifully renovated four/five-bedroom detached Grade II Listed farmhouse and a detached former oast barn with planning permission for a two-bedroom annexe on a plot of approximately 1.55 acres (TBV) in an idyllic setting in a rural position on the outskirts of Wadhurst.

ASKING PRICE £950,000 FREEHOLD



DESCRIPTION

Lambert & Foster are excited to bring to the market this beautifully renovated four/five-bedroom detached Grade II Listed farmhouse and a detached former oast barn with planning permission for a two-bedroom annexe on a plot of approximately 1.55 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.

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.



DESCRIPTION CONTINUED

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 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
- Oast with planning permission
- Fully renovated farmhouse complying with its Grade II listing status.
- Ample parking
- Paddock
- Shepherd's hut







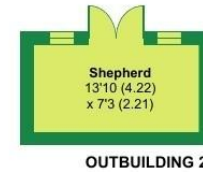
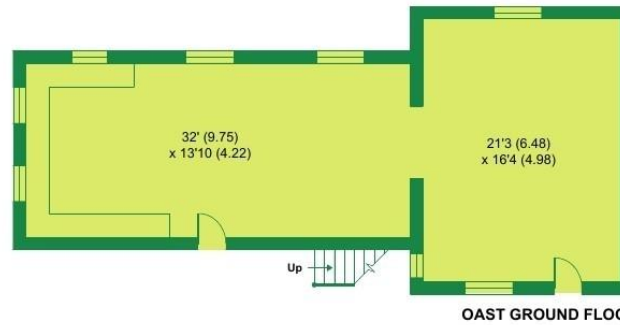
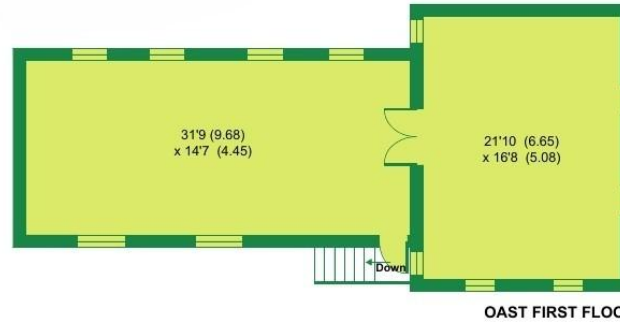


FLOORPLANS

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



For identification only - Not to scale





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

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.

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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