

SLOWERY FARM BARN,
KINGS TOLL ROAD, PEMBURY, TUNBRIDGE WELLS,
KENT TN2 4BE

EST 1900

Lambert & Foster



SLOWERY FARM BARN, KINGS TOLL ROAD, PEMBURY, TUNBRIDGE WELLS, KENT TN2 4BE

A detached Kent Tithe Barn conversion with a range of outbuildings, farmland and woodland extending in all to some 22.02 acres/8.91 hectares in a favoured location on the outskirts of Pembury.

For Sale as a Whole or in 2 Lots

LOT 1 - SLOWERY FARM BARN, BUILDINGS WITH 13.08 ACRES/5.29 HECTARES OF YARDS, ORCHARDS, AND ESTABLISHED WOODLAND GUIDE PRICE £1,225,000

LOT 2 - SLOWERY WOOD (SOUTH) 8.94 ACRES/3.63 HECTARES - GUIDE PRICE £75,000





SITUATION

The property is located either side of Kings Toll Road to the east of the popular village of Pembury, which in turn is 0.8 miles distant. Pembury offers a good range of village amenities, including a Tesco's supermarket and has easy access to Tunbridge Wells Hospital at Pembury. The Spa town of Tunbridge Wells is 5 miles distant offering a full range of educational, recreational and shopping amenities, including sought after schools at primary and secondary age groups.

The immediate surrounding of the property is a semi rural location, but with easy access to the A21 with its onward links to the M25 and national motorway network. Paddock Wood town with its railway station is 4.3 miles to the north with direct rail services to London and the coast.













DIRECTIONS

The postcode to the property is TN2 4BE. Using the What3Words App, the access to the house and farm can be found at ///rationing.leaflet.prepared. The access to the woodland is at ///scoping.glitter.volume.

LOT 1

SLOWERY FARM BARN, BUILDINGS, ORCHARDS, AND WOODLAND EXTENDING TO SOME 13.08 ACRES/5.29 HECTARES

Guide Price: £1,225,000

A detached timber frame Kent Tithe Barn thought to date back to the 18th century and carefully converted in the 1980s retaining many original timber features with a wealth of exposed beams. The conversion provides flexible family accommodation and incorporates a former stable on the ground floor, now converted to an Office/ Study space which can be independently accessed. The timber frame sits on a stone plinth with timber weather board elevations under a pitched tiled roof.

Entering through a solid oak studded and panelled entrance door into an impressive galleried Entrance Hall with traditional flagstones, a door to the left takes you to the well appointed Kitchen/Breakfast room, fitted with a range of wooden wall and base units and double aspect to the front and rear. Doors and a step up from the Kitchen lead to a Study/Snug, which has a wood burning stove and from the Kitchen, the Utility Room can be accessed which is fitted with a range of wall and base units including a Shower Room with hand wash basin and double WC. Rear door to back gardens.

From the central galleried Entrance Hall doors lead to a spacious downstairs Cloakroom, the Dining Room with continuation of the flagstones and French doors opening onto the rear terrace with views of the gardens beyond and the impressive Sitting Room with a continuation of exposed timbers and open beam framework, the large open fireplace with brick hearth and bressumer over is a lovely focus point of this room. From the Sitting Room you can access the Office/Study which benefits from an external door. From the Entrance Hall a staircase leads to a first floor landing with four Bedrooms, one with en suite facilities and a Family Bathroom. A second staircase from Bedroom number three gains access to two further Attic Rooms and a large storage cupboard.





Outside, the property is approached over its own private drive which serves both the house and the farmland to the east. Immediately behind the barn are a range of farm buildings:-

THE FARM BUILDINGS AND FARMLAND

Building Number	Building Name	Description	GIA (M2)
1	Lean-To	Timber framed, open fronted lean-to with a concrete floor and mono-pitched felt roof.	27.6
2	Loading Bay	Timber framed building with block, concrete and fibre cement sheeted elevations with a concrete floor. The roof is pitched and clad in fibre cement sheeting.	52.25
3	Packing Shed	Steel framed building with fibre cement sheeted elevations and a concrete floor beneath a pitched, fibre cement heated roof.	105.95
4	Old Cattle Shed	6 bay, L-shaped timber pole barn with steel box profile sheeting and an earth floor beneath a mono-pitched box profile steel sheeted roof.	139.1

Beyond the buildings to the north are the traditional farm orchards located in the High Weald National Landscape area and extend to some 8.99 acres/3.63 hectares of mainly established apple orchards planted on a gently sloping site of Grade III soils including Bramley, Cox, Gala and Red Windsor. The orchards previously had benefitted from irrigation, but have not been actively managed for the last two seasons. Located to the east of the orchards is a parcel of mixed broadleaf woodland extending to 3.16 acres/1.27 hectares.

A public footpath runs from Kings Toll Road in a north easterly route along the edge of the orchards (Lot 1).



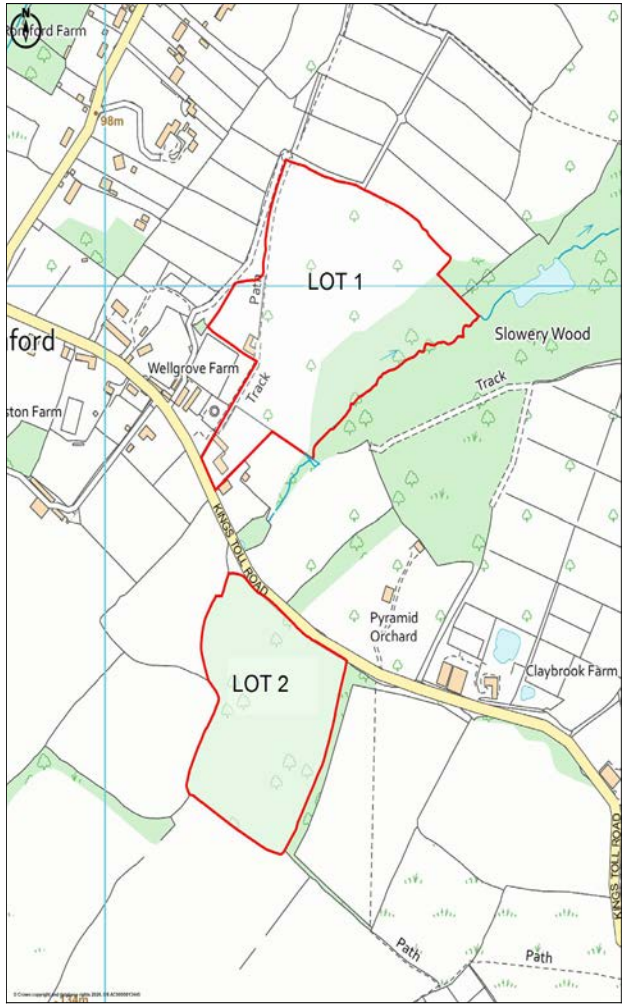


LOT 2

SLOWERY WOOD (SOUTH) 8.94 ACRES/3.63 HECTARES OF MIXED WOODLAND

Guide Price: £75,000

To the south of Kings Toll Road is a separate parcel of mixed broadleaf mainly coppice woodland including Oaks, Ash and Sycamore Standards. The woodland has long road frontage to Kings Toll Road and is designated as Ancient and Semi Natural Woodland.



Promap LANDMARK INFORMATION

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Plotted Scale - 1:5000. Paper Size - A4



Slowery Farm Barn, Kings Toll Road, Pembury, Tunbridge Wells, TN2 4BE

Approximate Area = 3389 sq ft / 314.8 sq m
Limited Use Area(s) = 132 sq ft / 12.2 sq m
Outbuilding = 1393 sq ft / 129.4 sq m
Total = 4914 sq ft / 456.4 sq m
For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR | **FIRST FLOOR** | **SECOND FLOOR** | **FARM BUILDING - THE BARN**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lambert and Foster Ltd. REF: 1541069

METHOD OF SALE: Slowery Farm Barn and Land is offered for sale as a whole or in 2 Lots by Private Treaty. Purchasers should note that Lot 2 will not be sold separately from Lot 1, until a buyer for Lot 1 is found.

SERVICES: Mains water and electricity and private foul water drainage.

DESIGNATION The property is located in the High Weald National Landscape Area.

COUNCIL TAX: Slowery Farm Barn Council Tax Band G.

DIRECTIONS: The postcode to the property is TN2 4BE. Using the What3Words App, the access to Lot 1 can be found at ///rationing.leaflet.prepared. The access to Lot 2 is at ///sloping.glitter.volume.

EPC: D.

FLOOD ZONE: For insurance purposes the property is situated in an area deemed a very low risk from rivers and sea flooding.

PLANNING: The property is located within Tunbridge Wells Borough Council, Mount Pleasent Road, Tunbridge Wells, Kent TN1 1RS (tunbridgewells.gov.uk).

PUBLIC RIGHTS OF WAY: A footpath passes through Lot 1 on its western boundary running in a northerly direction from Kings Toll Road (ref WT228). The route of the footpath is shown on the sale plan.

SPORTING RIGHTS: Included within the sale.

DATA PACK: A data pack containing further planning information, HM Land Registry Office Copy Entries and Plans and planning history is available on request.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY: Available on request.

LOCAL AUTHORITY: Tunbridge Wells Borough Council, Town Hall, Mount Pleasant Road, Tunbridge Wells, Kent TN1 1RS. Telephone 01892 521121. https://tunbridgewells.gov.uk/

VIEWING: Strictly by appointment only. Please contact the selling agents Paddock Wood office, with enquiries directed to Antonia Mattinson or Alan Mummery on 01892 832 325, option 3.

alan.mummery@lambertandfoster.co.uk
antonia.mattinson@lambertandfoster.co.uk

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated therein, 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 and prospective purchasers must satisfy themselves as to the information contained therein.

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