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1900

125

— YEARS OF —

**Lambert  
& Foster**



**CATHERINE WHEEL BARN**  
SAND LANE, FRITTENDEN, KENT, TN17 2BA



**Lambert  
& Foster**

STAPLEHURST MLS 4.5 MILES | CRANBROOK 4.5 MILES | TUNBRIDGE WELLS 17 MILES

## CATHERINE WHEEL BARN, SAND LANE, FRITTENDEN, KENT, TN17 2BA

A charming and well presented converted Grade II Listed Kentish barn with a wealth of exposed oak joinery complemented by gardens, grounds and wildlife ponds with a total plot size extending to approximately 0.9 of an acre including a generous self-contained one bedroom detached annexe with its own entrance and driveway. All occupying a semi rural location enjoying views out across the delightful countryside. Cranbrook School catchment area.

GUIDE PRICE £950,000

FREEHOLD



### DIRECTIONS

Using WHAT3WORDS; [appealed.underway.flick](#)



## DESCRIPTION

Catherine Wheel Barn is a fine example of a residentially converted Grade II Listed barn presenting weather boarded elevations on a brick plinth beneath a pitched clay tiled roof with catslide. The barn was converted with an attention to detail, retaining a wealth of oak joinery. Many features indicative of a converted historic barn are evident throughout including timber flooring, vaulted gallery and fireplace.

The accommodation consists of; entrance hall, cloakroom, impressive open plan sitting/dining room with log burning stove and full floor-to-ceiling height glazing and mezzanine gallery, fitted kitchen/breakfast room, utility, garden room with doors to terrace, three ground floor double bedrooms and a family bathroom. Arranged beyond the first floor mezzanine gallery is a further double bedroom with en-suite bathroom and delightful garden views.

The detached self-contained annexe comprises of; entrance hall, sitting/dining room with double doors to the garden, kitchen, double bedroom, shower room and wet room.





## GARDENS & GROUNDS

A gravel driveway leads to ample off road parking for the main barn. The annexe also benefits from its own entrance and driveway.

The gardens and grounds are a particular feature, neatly tended and divided into six main areas to include front lawn with spring flowering ornamental cherry trees, rear garden, an orchard, a vegetable garden, a meadow and a wildlife area with natural ponds, bordered by many native trees and offering frequent sightings of Kingfishers and Herons. The total plot size extends to approximately 0.9 of an acre.

## ANNEXE

Built in 2009 as a studio and converted into living accommodation in 2013, the Annexe contains a wealth of new oak joinery and has views over the garden and one of the ponds. Currently unoccupied and awaiting its next use, it has the flexibility to be retained as self-contained accommodation or put to many alternative uses such as a studio, home office, gym, games room, guest accommodation or anything else of a residential character.



## FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

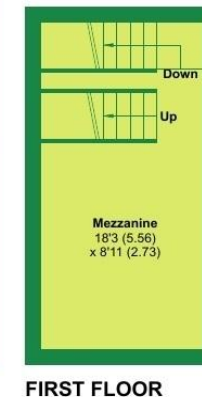
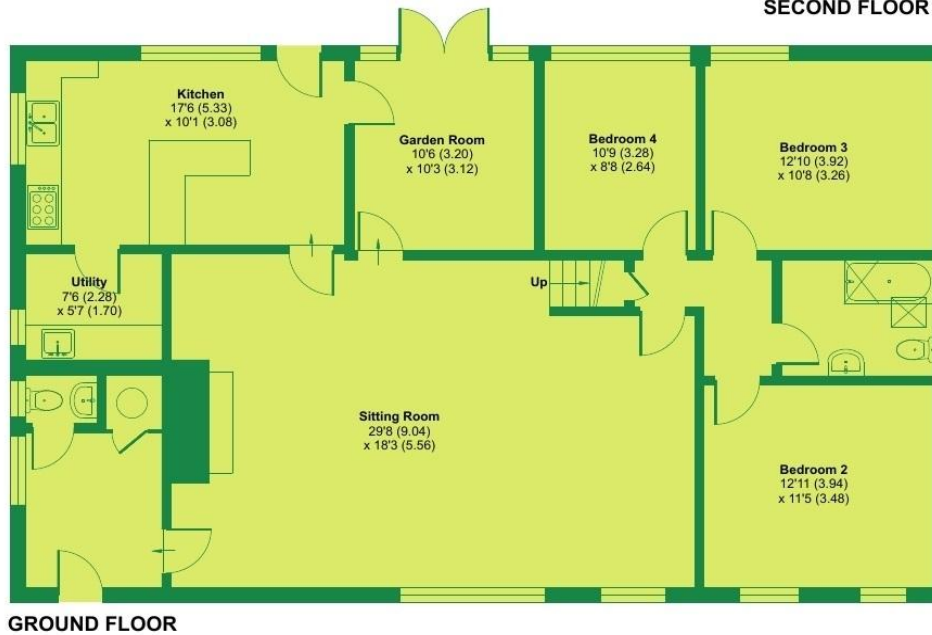
# Catherine Wheel Barn, Sand Lane, Frittenden, Cranbrook, TN17

Approximate Area Total = 2466 sq ft / 229 sq m

For identification only - Not to scale



Denotes restricted  
head height





**VIEWING:** By appointment only. **Cranbrook Office:** 01580 712888.

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Private P6 Titan Treatment Plant

**Heating:** LPG Central heating

**BROADBAND & MOBILE COVERAGE:**

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

**LOCAL AUTHORITY:** [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**COUNCIL TAX:** Barn Band G – Annexe Band A (Exempt since 2013)

**EPC:** Barn F Annexe D

**COVENANTS:** These exist between the Barn and the Farmhouse relating to the boundary – further details available upon request.

**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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