Lot 128

Furnace Farm House, Bedgebury Road, Goudhurst, Cranbrook, Kent, TN17 2QZ



All enquiries Ref: James Paterson



- **Freehold grade II listed detached four-bedroom farmhouse requiring modernisation**
- **On a site of approximately 0.381 acres**
- **Full vacant possession**

Location:
The property is situated in an idyllic and rural location off Bedgebury Road. Public transport links include Etchingham mainline rail station together a network of local bus services serving the surrounding vicinity. Road links include the A21, A26 and A229. Shopping amenities can be found locally within Goudhurst Village with an extensive range of shops, bars and restaurants being found in Cranbrook and Royal Tunbridge Wells. Recreational pursuits can be found locally at the open spaces of Bedgebury National Pinetum and Forest and Angley Woods.

Description:
Freehold grade II listed detached four-bedroom farmhouse arranged over ground and first floors requiring modernisation. On a site of approximately 0.381 acres (1,540 m2).

Accommodation:
First floor: Principal bedroom with en-suite bathroom/WC, three further bedrooms, family bathroom/WC, landing
Ground floor: Two reception rooms, kitchen/breakfast room, pantry, boot room, cloakroom/WC
Outside: Front and rear garden

Gross Internal Area GIA (Source: EPC)
Approximately 248 sq m (2,670 sq ft)

EPC rating: E

Council Tax Band: G



Note:
The photographs and video tour included in the auction catalogue and on our website were taken in 2025. Prospective purchasers should rely on their own inspection and investigations of the property and not on these photographs, which may not reflect the property's current condition.

What3words:
///jogged.brambles.schooling

Potential:
The property may be suitable for extensions subject to planning permission and consents. Prospective purchasers must rely on their own enquires in this respect.

To view:
Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.



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