



Impressive and substantial barn with superb views

Folly Hill Farm Barn, Folly Hill, Cranbrook, Kent TN17 2LU

Freehold



Three reception rooms • Kitchen/breakfast room • Study • Five bedrooms • Four bath/shower rooms • Gardens with stunning views • Parking • Cranbrook School catchment (2020)

Local information

Comprehensive shopping: Cranbrook, the jewel of the Weald, has a great selection of local shops, hairdressers, banks and other services. Tenterden, Tunbridge Wells and Maidstone provide a greater selection of shops and services as required. Bluewater shopping is located off the M25 Junction 2 (A2/M2).

Mainline rail services to London Charing Cross and Cannon Street run from Staplehurst station. Eurostar trains are available from Ashford International. A high speed train service runs from London St Pancras to Ashford in about 37 minutes.

Motorway links: The M25 via the A21 can be accessed at J5 and the M20 via J8 both providing links to Gatwick and Heathrow airport and other motorway networks.

About this property

Folly Hill Farm Barn is a most impressive barn conversion of excellent proportions which sits within an elevated position with wonderful far reaching views to the North Downs. This 18th century barn and 19th century former apple store have been sympathetically combined to provide stylish and versatile living accommodation amounting to in excess of 5,000 sq ft.

The house has space in abundance and allows a family the opportunity to be together or as far apart as they need. There are four reception rooms, eat-in kitchen, three en suite bedrooms

and two further bedrooms sharing a bathroom. There is excellent storage and an integral garage. The oak joinery is of particular note.

Externally the gardens are lawned with a front section between the property and the road and the main garden to the rear. This affords magnificent panoramic views over farmland and beyond. There is a tarmac parking area for a number of vehicles.

Tenure

Freehold

Local Authority

Tunbridge Wells Borough Council
- Tax Band H

EPC rating = C

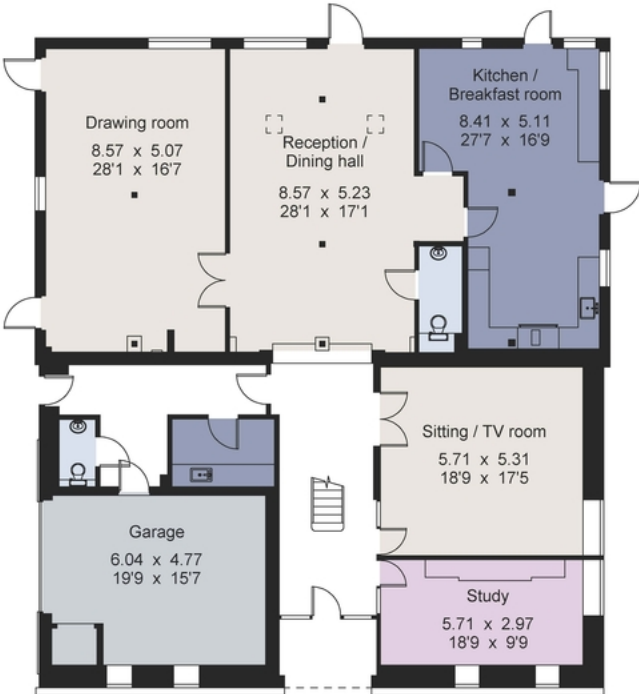
Viewing

Strictly by appointment with Savills

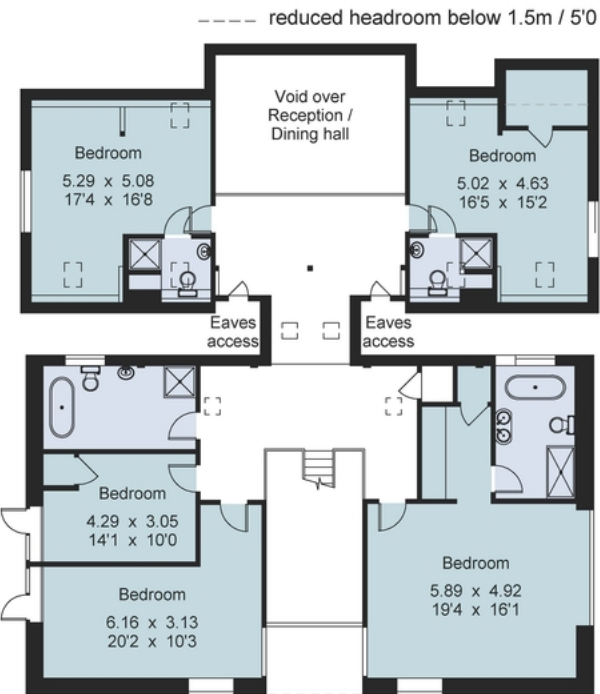




Folly Hill Farm Barn, Cranbrook
Gross internal area (approx) 439.6 sq m/ 4731 sq ft
(excluding void over Reception/ Dining Hall)
Garage 29.7 sq m/ 319 sq ft
Total 469.3 sq m/ 5051 sq ft

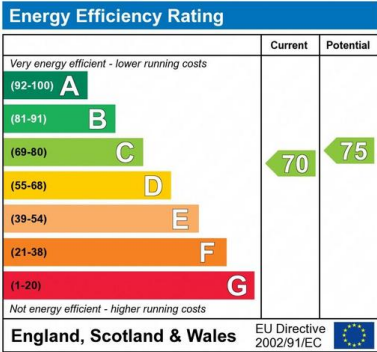


Ground floor



First floor

For identification only - Not to scale
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