



Nursery Farm

Nr Lamberhurst • East Sussex

savills

NURSERY FARM

NEAR LAMBERHURST
EAST SUSSEX TN5

A 16th century Grade II Listed Kentish farmstead of great character bordering the Scotney Estate and comprising a farmhouse, threshing barn and oast house, together with 17.2 acres of land in total.

FARMHOUSE

Ground floor

- entrance hall • kitchen • sitting room • drawing room
- family room • utility room • cloakroom

First floor

- five bedrooms • two bathrooms

Outbuildings

- oast house with single roundel • threshing barn
 - brick-built shed with water supply and w.c.
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- newly completed parking area with new access from road and automatic gates
 - garden of about 1.4 acres
 - additional land bringing total landholding to 17.2 acres

DESCRIPTION

Nursery farm is a delightful property set in the heart of the Wealden countryside and benefitting from proximity to the facilities and amenities of Lamberhurst, Wadhurst and Tunbridge Wells. Possessing significant character and charm, this 16th century farmhouse commands views over its gardens, pond and woodland and beyond towards pasture and paddocks.

All buildings are individually Grade II Listed, with the threshing barn thought to have been constructed in 1842 using 16th and 17th century timbers from an earlier structure. The oast house is more recent, dating from the early 19th century and features an attractive external gallery to the first floor. Both outbuildings offer great potential for a variety of uses, subject to obtaining all necessary permissions.



The farmhouse itself offers almost 3,000 sq ft of accommodation and presents a wonderful opportunity for renovation and updating. Currently offering three/four reception rooms plus the kitchen on the ground floor, with five bedrooms upstairs served by two staircases, there is scope for creating a very special family home in a delightful semi-rural location.

Outside, a new access has recently been created to the south of the house and outbuildings, with electric gates and a parking area, restoring the house, gardens and pond to a charming vehicle-free setting. An area of woodland defines the northern boundary and the pasture and paddocks extend mainly to the south.

SITUATION

Nursery Farm is located about two miles south of Lamberhurst, a popular Kentish village with a number of local shops, pubs and a vineyard. Tunbridge Wells is about 8.5 miles to the north with a wide range of shops, leisure activities and amenities.

This charming and historic property is set amongst delightful countryside with three popular outdoor attractions, Bewl Water, the Scotney Castle Estate and Bedgebury Forest and Pinetum, within a two mile radius.

Connections: The A21 provides access to the M25 to the north and the South Coast at Hastings in the opposite direction. Rail transport to London can be accessed via two separate main lines at Bells Yew Green (Frant Station, about 6.3 miles) and Paddock Wood (about 10.2 miles).

Schools: Lamberhurst for primary education and Wadhurst Community College for Secondary. St Ronan's and Marlborough House prep schools in Hawkhurst. Public schools include Benenden, Kent College in Pembury and Tonbridge School.

Services: Oil fired central heating, mains water and electricity, private drainage.

Outgoings: Tunbridge Wells Borough Council. Tax band G

Directions: Postcode - TN5 7QA. Drive 1.2 miles south on the A21 from the Scotney Castle Roundabout. Kilndown Road is the first turning on the left, signposted Kilndown. Directly opposite this turning are close-boarded wooden gates beyond which can be seen Nursery Farm's oast house and barn. Continue for a short distance and the new entrance to Nursery Farm will be found on the right hand side.

VIEWING

Strictly by appointment with Savills on 01892 507000.

If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.





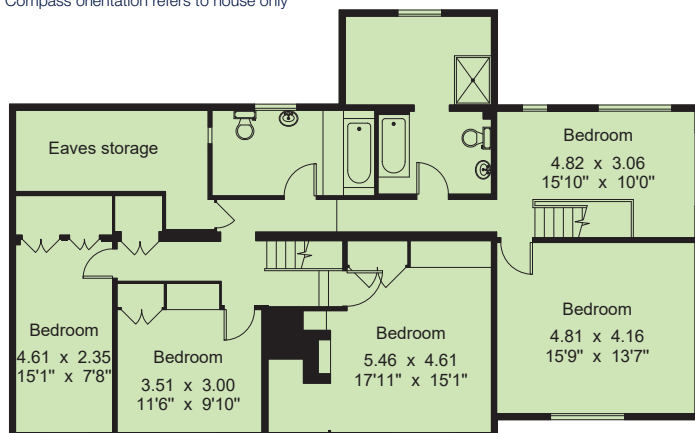
FIRST FLOOR OAST HOUSE



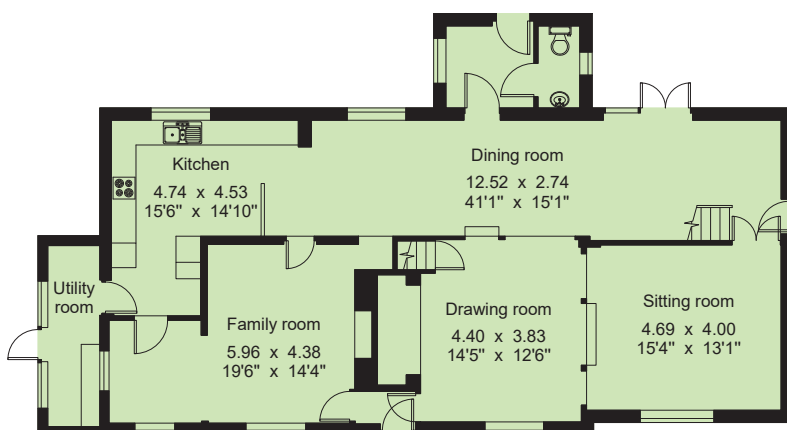




Compass orientation refers to house only



First floor



Ground floor

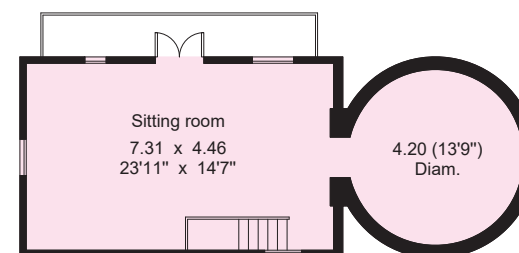
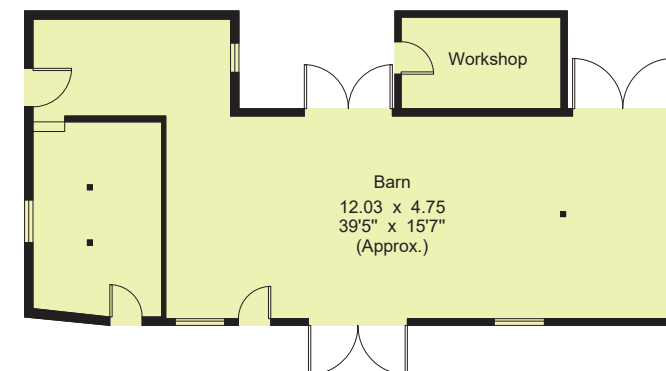
Nursery Farm, Flimwell

Gross internal area (approx.)

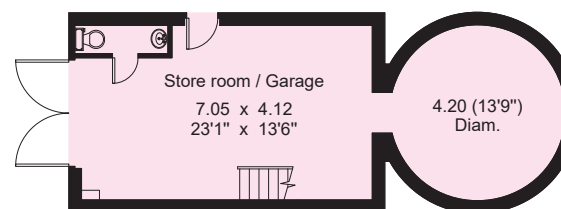
- House - 268.7 sq m (2892 sq ft)
- Outbuilding - 10.8 sq m (116 sq ft)
- Barn - 93.7 sq m (1008 sq ft)
- Oast - 90.3 sq m (971 sq ft)

For identification only - Not to scale

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First floor



Ground floor



Important Notice

Savills, their clients and any joint agents give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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Savills Tunbridge Wells
53 High Street, Tunbridge Wells,
Kent TN11 1XU
tunbridgewells@savills.com
01892 507000

savills.co.uk

