



Nursery Farm Oast Hastings Road, Flimwell, Wadhurst, TN5 7QA.

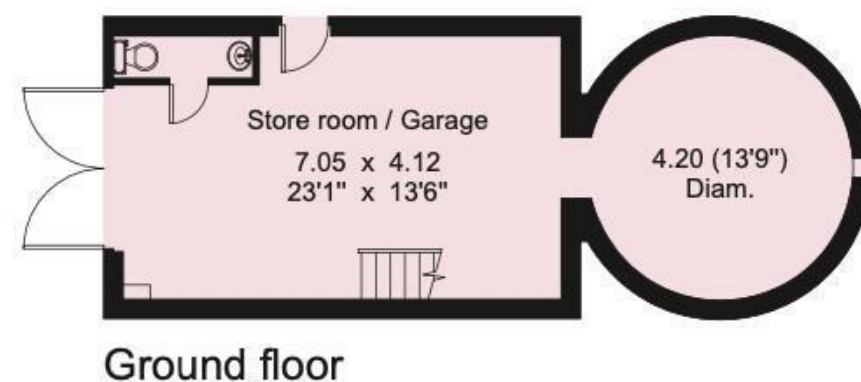
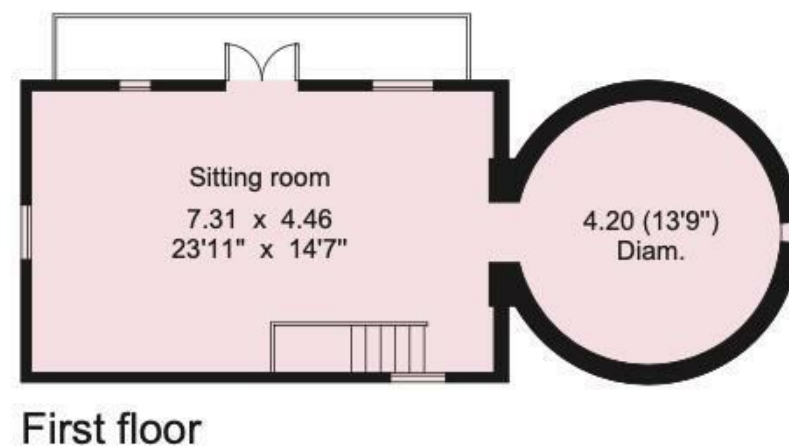
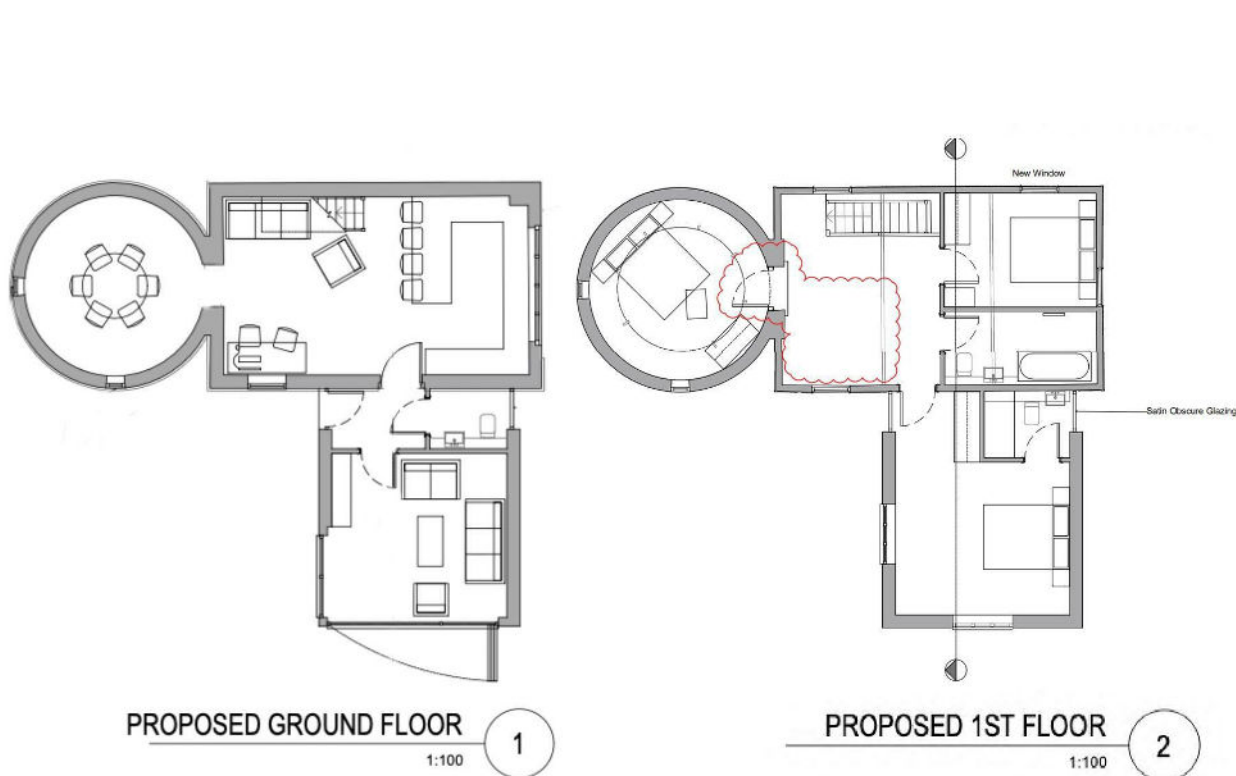
Offers in excess of £430,000

Jack Charles
Estate Agents

Sales & Lettings

- Detached Oast House in Approx. 0.85 Acres
- Kitchen/Family Room
- Planning For Oak Framed Double Car Barn
- Requires Conversion & Extending
- Dining Room
- Grade II Listed
- Planning To Create 3 Beds, 2 Baths
- Sitting Room

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



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To Be Sold

Jack Charles are delighted to offer for sale this wonderful opportunity to purchase a detached oast house that has lapsed planning (the owner has resubmitted the application) for conversion to a residential dwelling as well as planning consent (current) for a two storey extension and a detached double car barn.

Nursery oast dates from the early 19th century and features an attractive external gallery to the first floor. It once formed part of Nursery Farm and is set in the heart of the Wealden countryside and has a wonderful view over its gardens and grounds which back onto woodland.

The planning consent means the oast will comprise three bedrooms, two bathrooms including an ensuite and family bathroom, there is also space for a potential 4th bedroom or spacious reception landing, on the ground floor the roundel is designed as a dining room and there will be a superb family room/kitchen in the existing part of the property and the extension will have a separate formal sitting room providing a super aspect of the gardens, a glazed entrance hall and a cloakroom/WC

The gardens extend to approx. 0.85 Acres and will be approached over a long driveway that divides the gardens into two very large areas and will lead to a detached oak framed double car barn with an attached log store.

Location

The oast is conveniently situated on the Kent/East Sussex borders on the fringe of Lamberhurst Village and just within the Cranbrook School Catchment Area. The village of Lamberhurst has a pretty village green, local shop, doctors surgery, primary school, pubs/restaurants, church and golf course. Wider facilities can be found at Wadhurst. Tunbridge Wells town centre offers a wide range of shopping and leisure facilities including theatres and multi-screen cinema complex. The A21 provides access to the South Coast, the M25 and thence motorway network, Heathrow, Gatwick and Stansted airports. Channel Tunnel Terminus and Ports. Wadhurst and Frant (Bells Yew Green) stations provide regular services to London.

There are a number of well-regarded schools in the area, in both the state and private sectors, including St Marys Primary school in Lamberhurst, grammar schools for both boys and girls in Tunbridge Wells and Tonbridge. Uplands Community College in Wadhurst. Marlborough House and St Ronan's in Hawkhurst, Sacred Heart in Wadhurst, Mayfield School, Dulwich Preparatory in Cranbrook, Benenden School, Holmewood House Preparatory in Langton Green, Tonbridge School and Kent College (girls) at Pembury.

Leisure facilities include golf courses at Lamberhurst, Ticehurst, Hawkhurst and Tunbridge Wells. Sailing and fishing at Bewl Water and on the south coast. Walking and off-road cycling at Bedgebury Pinetum.

