EQUUS

Country & Equestrian

THE OLD STABLES

THE OLD STABLES, Cuckoo Lane, Brenchley, Tonbridge, Kent, TN12 7HX

NEW PRICE - An immaculate detached former stables conversion with 2.7 acres (*TBV) of mainly pastureland plus well organised equestrian facilities including a recently installed 25m x 40m riding arena (combi -ride dual stabiliser fibre surface), all set in a desirable rural hamlet within a farm complex of similar bespoke conversions.

This charming family home includes 3 double bedrooms and boasts a glorious vaulted and beamed interior with 2 large reception rooms and feature kitchen and breakfast room including integrated appliances and under floor heating to some rooms. Other modern conveniences include solar panels with battery storage, EV charger and air source heating system resulting in an impressive A rated EPC.

Outside the property is approached via five bar gated entrance into a spacious driveway with 2 bay detached oak framed open garage. The driveway in turn leads to the equestrian facilities which comprise of a traditional style brick and tile hung stable block of 3 loose boxes, tack/feed room, hay barn and enclosed concrete yard area.

Adjacent is a recently installed 25m x 40m riding arena (combi -ride dual stabiliser fibre surface) plus paddock including a field shelter there is also a spacious hard standing area suitable for horsebox parking and farm machinery storage. For hacking out the locality is recognised for offering miles of uninterrupted off road riding with minimal road work required.

AREA AWARENESS & LOCATION

The property is nestled amidst a landscape of orchards and farmland located on the edge of Brenchley, a classically pretty Kentish village with a good community feel and village primary school which is highly recommended. There are also an unlimited number of excellent upper private and state schools within easy driving distance. Tunbridge Wells approximately 6.5 miles distant offers a wide range of shopping, leisure and sporting facilities. Paddock Wood approximately 6.5 miles away offers a good range of local facilities and amenities including a Waitrose supermarket and mainline station with fast services to Cannon Street and Charing Cross. Convenient road commuting can gained to the A21 giving access to the North to the towns of Tunbridge Wells, Tonbridge, Sevenoaks and connecting to junction 5 of the M25 linking to London and Gatwick and Heathrow Airports. To the south the coastal towns of Hastings and Rye are within easy distance as is Bedgebury Pinetum near Goudhurst offering miles of forest trails for riding out (permit required).

ACCOMMODATION - refer to the floor plan

A solid wood panelled glazed door leads into the beautiful open plan kitchen and dining area with feature vaulted ceiling and oak cross beams and many windows bring an air of spaciousness and light plus adjacent utility room and cloakroom/wc. Leading from the kitchen is a good sized sitting room with attractive wooden flooring and Norwegian log burning stove and high quality Kahrs oak flooring. The theme of vaulted ceilings continues in this characterful room complete with an antique ceiling light reclaimed from St Stephen's Church in London and French doors which open out to a patio area.

At the far end of the property are the three double bedrooms, one of which has a double-vaulted ceiling. The master bedroom enjoys pleasant views over the paddock and benefits from an en-suite shower/ WC. Bedrooms two and three also enjoy pleasant views. The luxuriously fitted main bathroom has a roll-top, free-standing claw foot bath.

Outside, the paddock is entirely visible from the property and together, with the gardens laid to lawn, benefits from secure borders. Within the garden area, to the rear, is a natural pond with weeping willow trees. The driveway, which sweeps around the property, offers ample parking for horseboxes, cars and other farm equipment. The driveway continues behind the property, giving vehicular access to the stables and paddock.

EQUESTRIAN FACILITIES & GARAGE

Refer to floor plan for layout and sizes.
STABLE BLOCK - located to the side and rear of the property and includes: 3 loose boxes, 1 tack/feed room or further stable and hay barn to the end.
NOTE: Within the "farm complex" there are two other equestrian properties.
RIDING ARENA - installed recenenty with some heavy engineering works' 25m x 40m riding arena, combi -ride dual stabiliser fibre surface.
MUCK HEAP – There is a concrete, panelled area next to the paddocks for muck which is easily accessible for removal.
DETACHED GARAGE - bespoke built oak framed detached two bay Kent style garaging with feature side log store.

LAND & GROUNDS

The whole site is just under 2.7 acres (*TBV). The acreage and or land shown / stated on any map and or screen print for the property is *TBV – (To Be Verified), which means that the land has not been formally measured and or verified by Equus and or its sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage against the Land Registry Title where possible. Interested applicants / buyers are advised that if they have any doubts as to the plot size and wish to have verification of the titles and exact area of the entire plot/s, they will be required to make their own arrangements, at their own cost, by appointing the services of a Solicitor acting on their behalf and an accredited / qualified company who can measure the area for a compliant Land Registry Title Plan.

MATERIAL INFORMATION & SERVICES & OUTGOINGS

PROPERTY TYPE & PROPERTY CONSTRUCTION: Built from a former stable block the property has all the modern conveniences expected but retains much of the original charm of traditional shiplap timber /brick elevations under a hand made clay tiled roof.
NUMBER & TYPE OF ROOM/S: 3 bedrooms / 2 receptions / 2 bath & or shower rooms / WC & Utility area - see attached floor plans.
PARKING: Multiple off road including private driveway / Open fronted GARAGING.
TENURE: Freehold / LOCAL AUTHORITY: Tunbridge Wells Borough Council / TAX BAND: G
SERVICES: HEATING - Solar panels with battery storage, EV charger and air source heating system / Mains WATER / PRIVATE drainage system / under floor hallway, bathrooms, living and kitchen. heating.
EPC RATING: A 97 / 101 - Certificate number 3134-7827-0300-0119-5292 - Full ratings & advisories/estimated costs are now online at the .gov web site:
https://find-energy-certificate.digital.communities.gov.uk/

LAPSED PLANNING CONSENTS

LAPSED PLANNING APPLICATION REFERENCE: 17/00859/FULL
PROPOSAL: Single-storey end extension to create boot room and insertion of five roof lights
The Council hereby GRANTS permission/consent for the proposal referred to above subject to the following Conditions:
(1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004
(2) The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:
Plans and elevations as proposed, drawing number P/01 rev A, received 15/03/17
Reason: To clarify which plans have been approved
(3) The development shall be carried out in accordance with the details of external materials specified in the application which shall not be varied without the prior written permission of the Local Planning Authority.

HELPFUL WEBSITES

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:
www.goodschoolsguide.co.uk - www.homecheck.co.uk
www.floodrisk.co.uk - www.environment-agency.gov.uk
www.landregistry.gov.uk, www.homeoffice.gov.uk, www.ukradon.org

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3. Photos, Videos etc: The photographs, property videos and virtual viewings etc.

show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
6. VAT: If applicable, the VAT position relating to the property may change without notice.

DIRECTIONS

From the A21 southbound from London proceed past the exits to Tonbridge then count 3 roundabouts with the last two being quite close together and the third having a BP petrol station co located with a Marks and Spencer mini store. From that last roundabout travel for approximately 1mile on the A21 and turn left into Cuckoo Lane. Continue for approximately 350m and turn left into Little Dunks Farm. This is the private entrance to the farm. Continue past the bungalow on the right and look for a five bar gate on the right with the name of the property on the right

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors Agent
Equus Country & Equestrian, South East/South West
T: 01892 829014
E: sales@equusproperty.co.uk
W: www.equusproperty.co.uk
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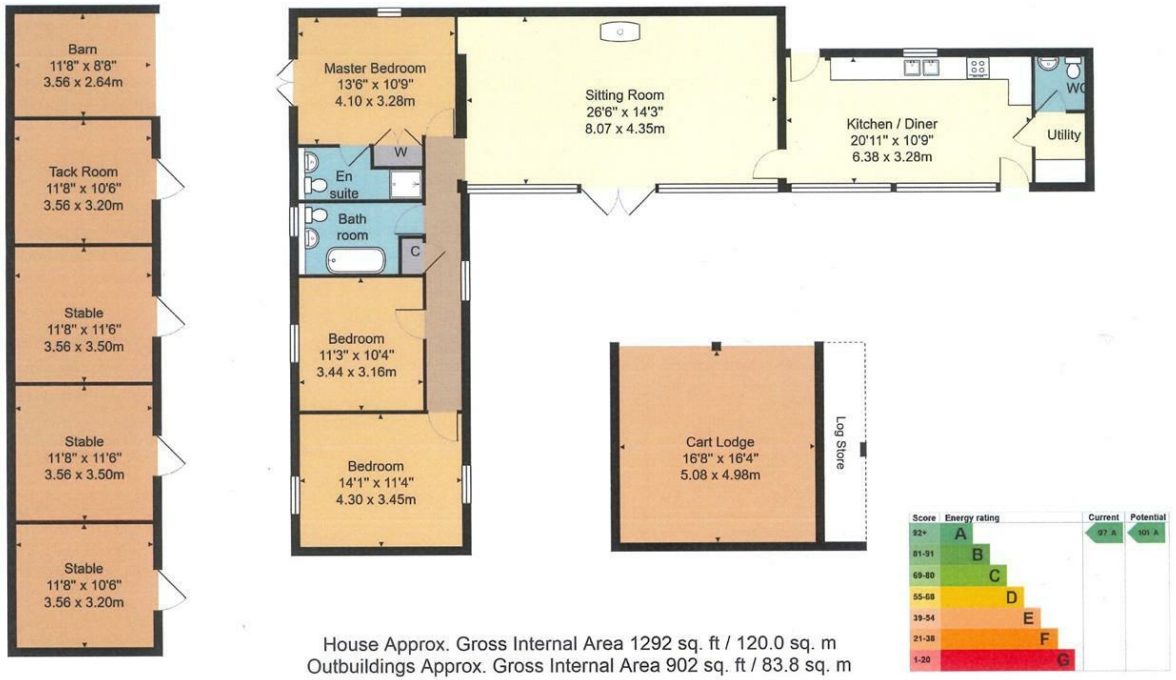
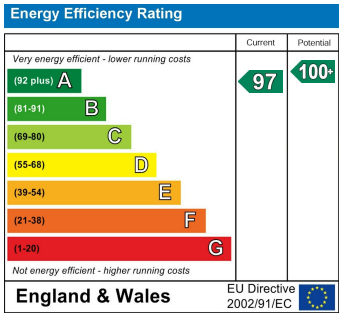
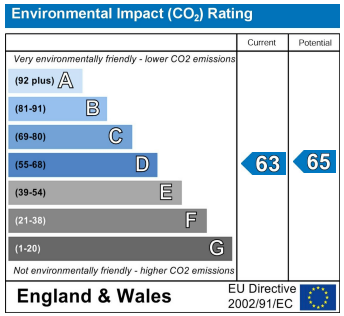
Guide price £925,000



House Approx. Gross Internal Area 1292 sq. ft / 120.0 sq. m
Outbuildings Approx. Gross Internal Area 902 sq. ft / 83.8 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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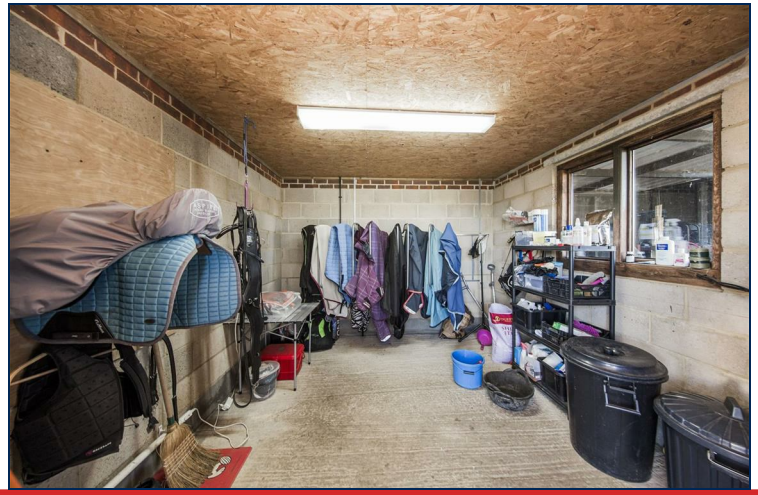

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