



ARTIST IMPRESSION

## NUTWOOD BARN

SATINS HILL FARM, SISSINGHURST, KENT TN17 2AH



# Lambert & Foster







SISSINGHURST 0.9 MILES | CRANBROOK 2.2 MILES | STAPLEHURST STATION 3.6 MILES

## **NUTWOOD BARN, SATINS HILL FARM, SISSINGHURST, KENT TN17 2AH**

A modern portal framed agricultural barn set within a former farmstead with consent to convert to create a contemporary open plan, two storey, 5/6 bedroom home (354 sq m/3810 Sq ft) set in 1.22 acres (0.49 ha) with outbuilding. Cranbrook School Catchment Area.

**GUIDE PRICE £695,000**



### **SITUATION**

Nutwood Barn is situated in a rural location approximately 1 mile to the north of the picturesque and highly desirable village of Sissinghurst. The village benefits from a primary school, village shop, public house and selection of other local facilities. More extensive facilities including a range of shops, cafés, public houses and secondary schooling, are located at Cranbrook, which lies some 2.2 miles to the south west. The highly desirable Cranbrook School, which is a co-educational state funded boarding and day grammar school, is located centrally within the market town of Cranbrook, where it has been situated since it was founded in 1574. Staplehurst station lies approximately 3.6 miles to the north, with travel times of approximately one hour and two minutes to London Charing Cross.

### **DIRECTIONS**

The postcode of the property is TN17 2AH. From the A262 in the centre of Sissinghurst, proceed north on Common Road for approximately 0.4 miles, before turning right onto Frittenden Road. Proceed along Frittenden Road for a further 0.5 miles and the principal access to Nutwood Barn at Satins Hill Farm will be found on the left hand side, indicated with a large farm sign to the left of the five bar gate.

Scale 1:100 (m)

NORTH

All drawings are to be read in conjunction with the specification. The client is responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided.

ownership  
boundary

Paddock

redline  
boundary  
492m<sup>2</sup>

patio

existing stable

existing former stable yard

ownership  
boundary

shared driveway

Barn for  
conversion

existing cart  
shed

driveway

existing concrete surface

gateway

The Granary

LAMBERT & FOSTER | NUTWOOD BARN, SISSINGHURST

Rev Date Note

pentonarchitects

Client Mr and Mrs Hills

Project Nutwood Barn, Frittenden Road

showing the Ground Floor Plan

Prod 305 Drawing 151 Status Info Rev IP2

Scale 1:100 Date 08.11.22 Sheet size A1

Notes: All drawings are to be read in conjunction with the specification. The client is responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided.



## DESCRIPTION

Nutwood Barn extends to 1.22 acres (0.49 ha) and comprises a modern portal framed agricultural barn with consent for conversion to a substantial detached family home. The barn is of concrete frame with corrugated fibre cement roof and corrugated and timber elevations, with a wonderful outlook over its own, and adjoining grazing land.

The consented well proportioned accommodation comprises a lobby, vaulted open plan sitting/kitchen/dining area, utility room, snug, four first floor bedrooms, two with en suites and one Jack and Jill bathroom, two further bedrooms, one with an en suite are located on the ground floor along with a separate cloakroom/wc all amounting to 354 sq m/3810 sq ft.

Planning Consent for a change of use was granted under Ref 21/01633/PNQCLA for a Class Q General Permitted Development Consent for residential conversion of the former agricultural building. More recently, an improved planning consent for change of use has been obtained under Ref 22/03577/PNQCLA to amend the accommodation to extend the accommodation to two storeys providing considerably more bedroom and living space.

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**VIEWINGS:** Strictly by appointment with the agents at the Cranbrook office on 01580 712888 (option 1).

**WHAT3WORDS:**

Using the What3Words App, the access gateway is located at [messaging.link.advice](https://messaging.link.advice).

**METHOD OF SALE:** Private treaty.

**LOCAL AUTHORITY:** Tunbridge Wells Borough Council, Town Hall, Mount Pleasant Road, Tunbridge Wells, Kent, TN1 1RS.E mail [info@tunbridgewells.gov.uk](mailto:info@tunbridgewells.gov.uk). Tel. 01892 526121. Copies of the approved plans can be supplied on request or downloaded from the TWBC website.

**ACCESS AND SERVICES:** Interested parties should rely on their own enquiries in connection with future service connections to Nutwood Barn but please note the following;

**Water:** A metered water supply has recently been connected to the property

**Electricity:** This is available adjacent to the site and can be connected at a cost quoted by UKPN of £2,226 +VAT.

**Drainage:** To be connected to a private on site biodisc unit to be installed by the purchaser.

Nutwood Barn has a right of way over the shared driveway from the public road, with contributions to maintenance provider on an 'as to user' basis for both the bellmouth and driveway. The use of the driveway is shared with the adjacent cottages and newly converted barns at Satins Hill Farm, as well as with graziers and the operators of the mobile phone mast.

**RESTRICTIVE COVENANTS:** The paddocks to the south of the driveway are the subject of restrictive covenants preventing commercial uses (other than agricultural and equestrian).

**GENERAL INFORMATION:** As the planning consent was obtained under a Class Q permitted

development application, buyers are reminded to rely on their own enquiries regarding those matters such as habitat and ecology, building structure or any other matters of concern prior to submitting an offer for the property. The boundary of the property for sale is marked by existing fence lines and the edge of the driveway, or is shown by timber marker pegs on the ground. Interested parties should satisfy themselves as to the route of the proposed boundary prior to offering.

**PREPARATION OF PARTICULARS:** These sales particulars were prepared in March 2023.

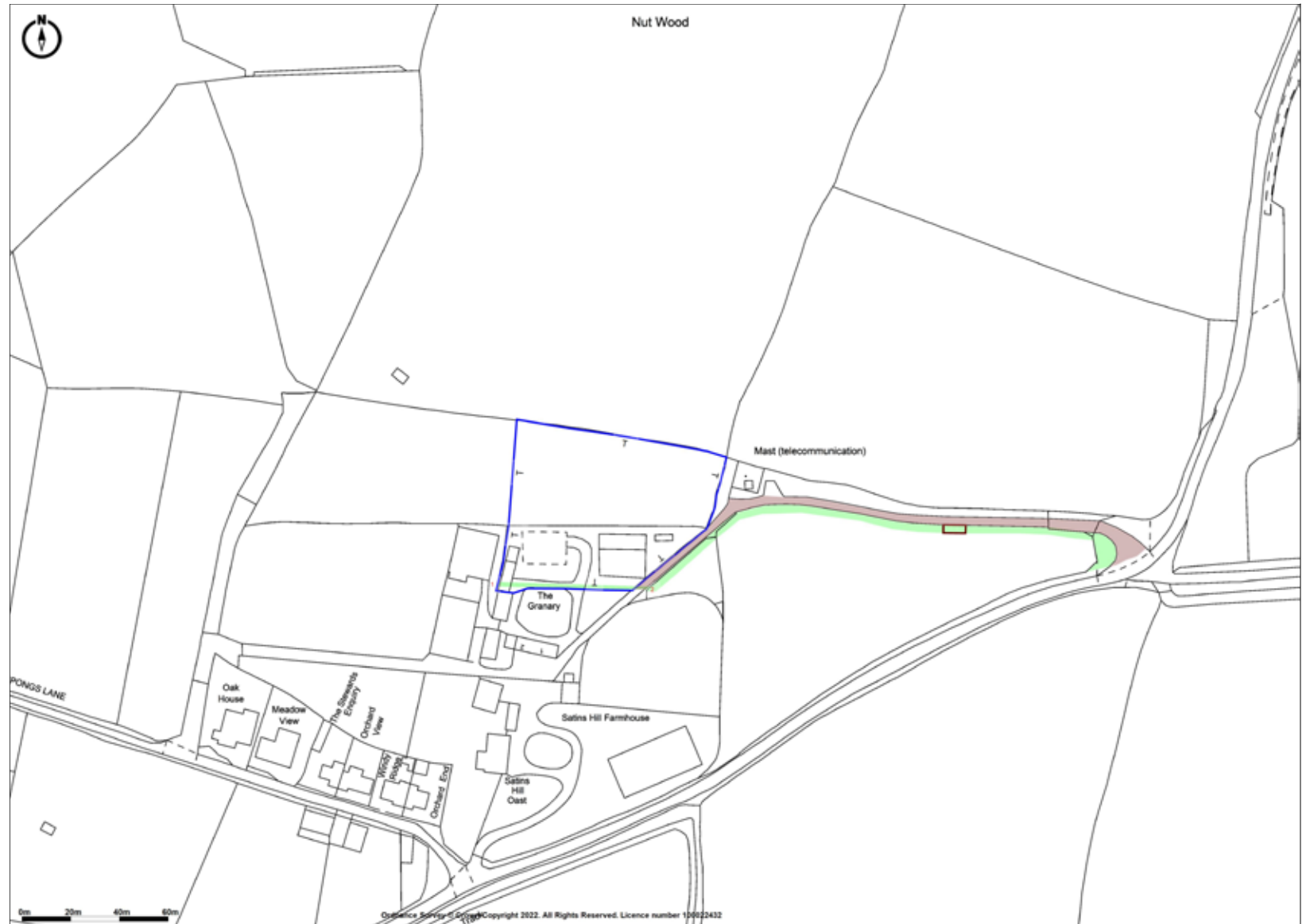
**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated therein, together with the plans, are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

Illustrations from the approved plans are included with permission of Maple Planning and Development Ltd & Penton Architects.

**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include: your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause but it is a legal requirement. Unfortunately, Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/ purchasers.

### IMPORTANT INFORMATION:

Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Property Misdescriptions Act 1991, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.



**Promap**  
LANDMARK INFORMATION

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Wadhurst, East Sussex TN5 6AA

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Hillhurst Farm, Stone St,  
Westenhanger, Hythe CT21 4HU

**CRANBROOK, KENT**

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Weald Office, 39 High Street  
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