



Land & Property Experts



MARTINS FARM

Frant, Near Tunbridge Wells, East Sussex TN3 9HG

MARTINS FARM FRANT NEAR TUNBRIDGE WELLS EAST SUSSEX TN3 9HG

Frant Village	-	0.3 mile
Tunbridge Wells	-	2 miles
Wadhurst	-	4.5 miles
Crowborough	-	6.6 miles
Gatwick Airport	-	23.8 miles
Central London	-	43.5 miles

Traditional small Sussex residential and grassland farm that has been within the same family for sixty years.

- Detached four bedroom Farmhouse
- Detached two bedroom converted Oast House
- Range of traditional agricultural outbuildings
- Pasture fields
- Edge of village location

Extending in all to about 15.11 acres

GUIDE PRICE £1,700,000

VIEWING: - Strictly by appointment via the sole agents:

**BTF Partnership
Euston House
82 High Street
Heathfield
East Sussex TN21 8JD
01435 864455**

LOCATION

Martins Farm is located on the edge of Frant village, approximately 2 miles to the south of Tunbridge Wells. Mainline Railway Stations are located at Bells Yew Green (1.8 miles) and Tunbridge Wells (2.3 miles), with direct train journeys into London Charing Cross taking approximately 59 minutes from Tunbridge Wells.

DIRECTIONS

Leaving Tunbridge Wells from the Pantiles roundabout, drive in a southerly direction on the A267 for approximately 2 miles, whereafter the farm drive will be found on the right-hand side, just before the sign for Frant village.

DESCRIPTION

Martins Farm is a traditional Sussex holding that has been farmed by the same family for sixty years. The farm is set along a privately owned driveway and comprises two residential dwellings, a range of traditional agricultural outbuildings and fenced pasture fields.

The property extends in all to approximately 15.11 acres, and briefly comprises:

THE FARMHOUSE

The detached four bedroom farmhouse is of painted brick and tile hung elevations beneath a peg tile roof. The accommodation, which benefits from gas-fired central heating, briefly comprises:

GROUND FLOOR

Entrance Porch with brick floor and **Cloakroom** off.

Dining Room (double aspect) with open fireplace, exposed brick walls, and stairs (with storage cupboard beneath) to the **First Floor**.

Living Room (triple aspect) with exposed brick floor, inglenook fireplace with Bressumer beam and inset 'Stovax' woodburning stove set on a raised hearth. Glazed door to outside.

Kitchen/ Breakfast Room (triple aspect) with exposed brick floor, exposed ceiling timbers, open fireplace with stone surround and mantle above. Wooden kitchen units with tiled splashback beneath wooden worktops with inset

Butler sink and wall-mounted wooden storage unit. Integral gas oven range. Glazed double doors to outside.

Utility Room with wooden panelling to walls and ceiling, fitted storage units beneath worktop with inset stainless-steel sink. Space and plumbing for dishwasher and washing machine. Kingfisher gas-fired boiler. Storage cupboards. Door to outside.

FIRST FLOOR

Landing with airing cupboard housing hot water cylinder with immersion heater. Doors to:

Master Bedroom (double aspect) with fitted wardrobes. **En-suite** with panelled bath, wooden vanity unit with inset wash basins, WC.

Bedroom 2 (double aspect) with built-in hanging cupboards.

Bedroom 3 (double aspect) with built in hanging cupboards.

Bedroom 4 with built-in storage and hanging cupboards.

Family Bathroom with panelled bath, shower cubicle, vanity unit with inset wash basin, and W.C. Loft access hatch.

OUTSIDE

The gardens surrounding the farmhouse are predominantly laid to lawn, interspersed with a variety of trees and shrubs with a terrace area to the southern elevation and exposed brick pathways with steps returning to the drive and yard.





THE OAST HOUSE

The two bedroom converted Oast House is located to the north west of the farmhouse and farmyard and is of weatherboard and brick elevations beneath a peg tile roof with a traditional timber-clad cowl. The accommodation, which benefits from gas-fired central heating and underfloor heating to a majority of the ground floor, briefly comprises:

GROUND FLOOR

Entrance Hall with exposed brick floor and Cloakroom off.

Sitting Room (double aspect) open-plan **Dining Area** with exposed wooden floorboards and part tiled floor, exposed wall and ceiling timbers. Open-tread wooden stairs to **First Floor**. Glazed double doors to outside.

Kitchen, situated within the roundel, the kitchen has stone tile flooring, exposed brick walls, bespoke matching base and wall-mounted storage units and granite worktops with inset sink. Integral electric double oven with gas-fired hob above. Space and plumbing for dishwasher. Door to outside

FIRST FLOOR

Landing with wooden steps to **Bedroom 2** and doors to:

Master Bedroom with fitted hanging cupboards, access to eaves storage.

Bedroom 2 situated within the roundel.

Family Bathroom with painted floorboards, panelled bath, vanity unit with inset wash basin. W.C

OUTSIDE

To the front of the Oast House there is an enclosed area and to the rear there is an enclosed garden which is predominantly down to lawn with a variety of trees and shrubs and a paved pathway leading to the farm drive.

FARMYARD AND AGRICULTURAL OUTBUILDINGS

The farmyard is located between the farmhouse and the Oast House and benefits from a range of traditional agricultural outbuildings including:

SUSSEX BARN

A fully enclosed traditional timber-framed agricultural barn of brick, sandstone and weatherboard elevations beneath a peg tile roof with attached open-fronted car port and storage rooms.

FORMER COW BYRE

The former cow byre is of brick elevations beneath a peg tile roof. The building is currently divided into three stalls and a store room. An open-fronted car port/ garage attaches the former cow byre to a **Barn** of weatherboard elevations beneath a mono pitch corrugated roof. The barn is sub-divided into four areas, including two stables, a games room and a utility room.

THE LAND

The ring-fenced parcel of farmland is divided into hedge/fence-enclosed pasture fields with woodland shaws and a pond.

ACCESS

Access is over the private farm drive leading from Frant Road.

SERVICES

Mains electricity, gas and water. Private drainage.

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

BPS ENTITLEMENTS

A number of BPS Entitlements maybe available by separate negotiation. Unless sold before 15th May 2021, the 2021 BPS claim will be submitted by the vendors and the payment retained by them. The purchaser(s) will be required to comply with the Cross-Compliance Rules from the date of completion until 31st December 2021 and indemnify against any breach committed during this period.

TENURE

The property is offered for sale freehold with vacant possession upon completion.

LOCAL AUTHORITY

Tunbridge Wells Borough Council

COUNCIL TAX

Farmhouse: Band: F - Oast House: Band: E

EPC RATINGS:

Farmhouse: Band: D - Oast House: Band: D

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

A fenced-off public footpath runs along the southern boundary in an east to west direction.

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

PURCHASER IDENTIFICATION

BTF employs the services of Smartsearch to verify the identity and residence of purchasers.

ACREAGES

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sale particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.

VIEWINGS

Viewings are strictly by appointment with BTF Partnership.



THE OAST HOUSE



THE OAST HOUSE





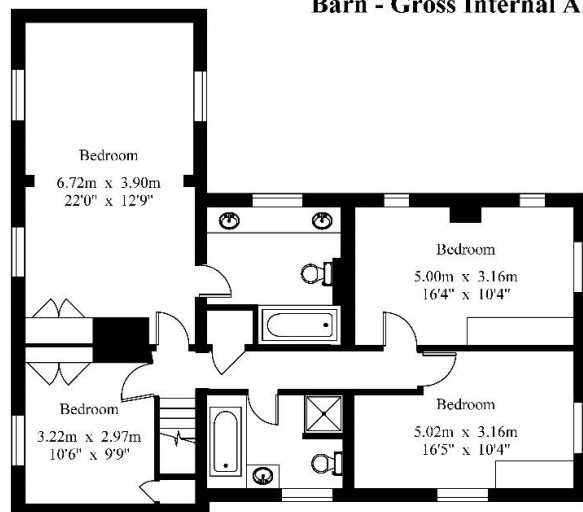
Martins Farm

House - Gross Internal Area : 202.5 sq.m (2,179 sq.ft.)

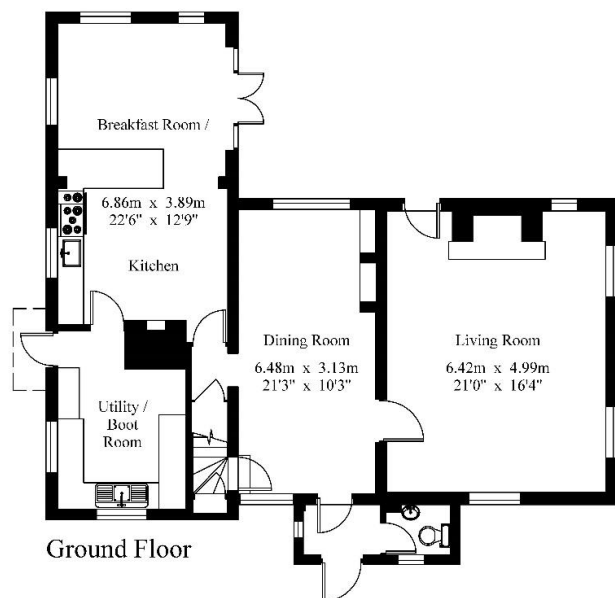
Oast - Gross Internal Area : 92.0 sq.m (990 sq.ft.)

Outbuildings - Gross Internal Area : 113.7 sq.m (1,223 sq.ft.)

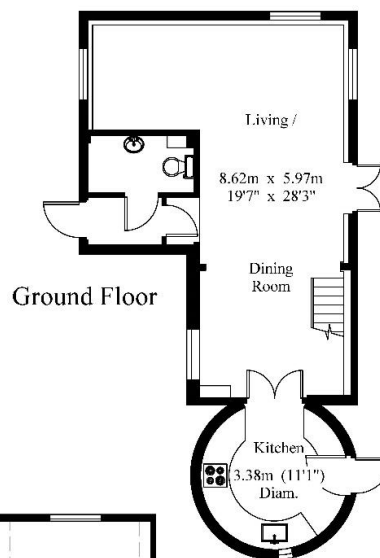
Barn - Gross Internal Area : 121.0 sq.m (1,302 sq.ft.)



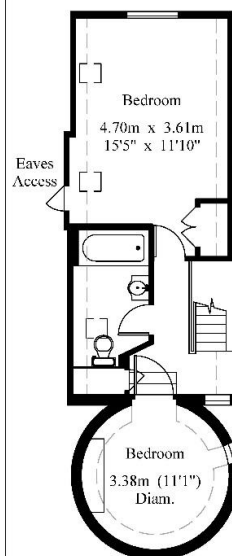
First Floor



Ground Floor

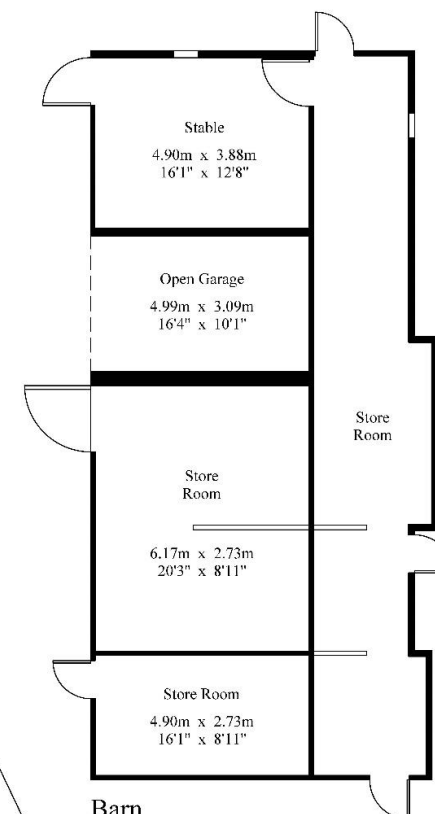
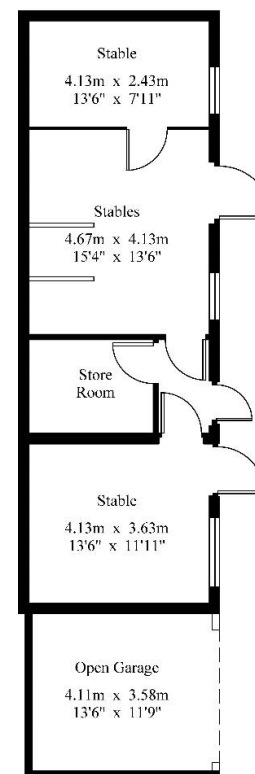


Ground Floor

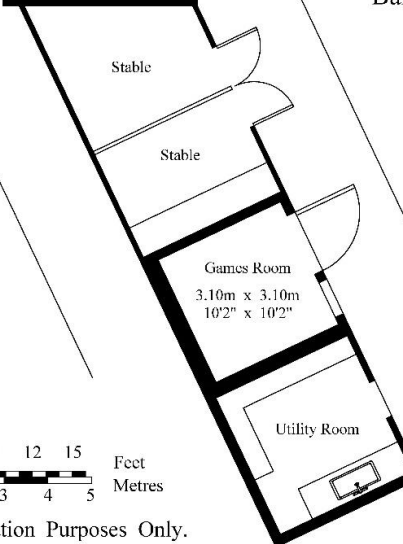


First Floor

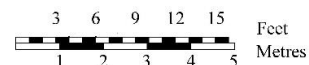
Outbuildings



Barn

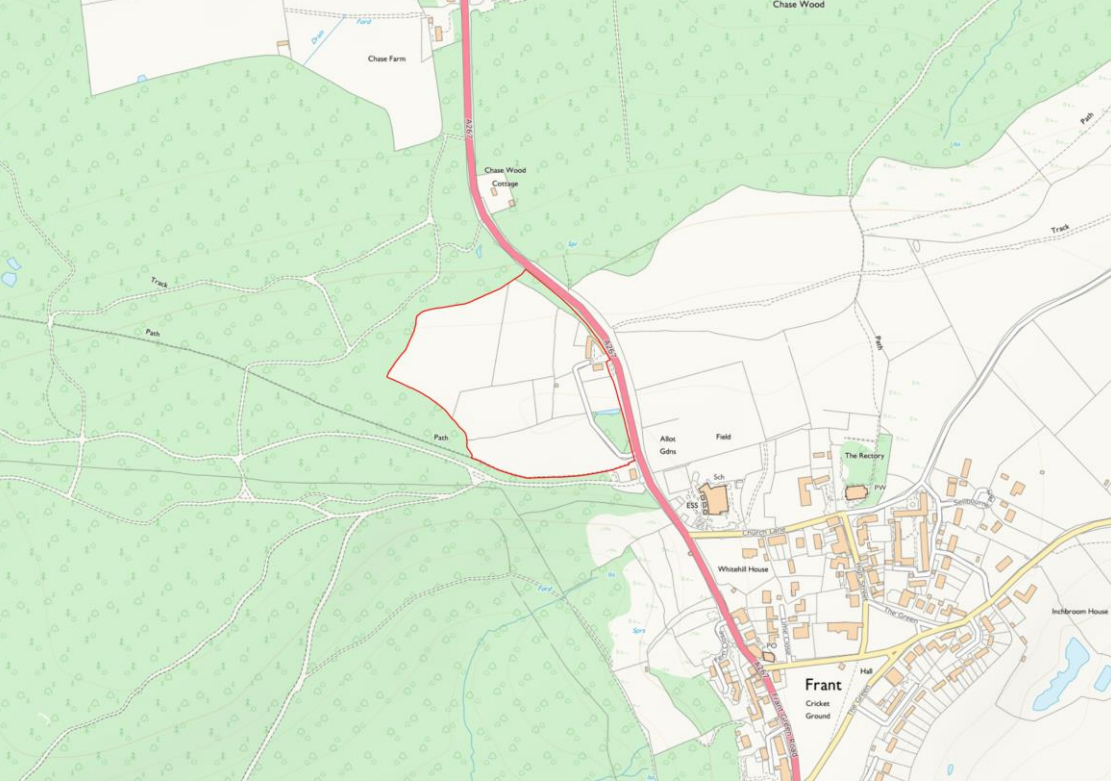


--- Restricted Height

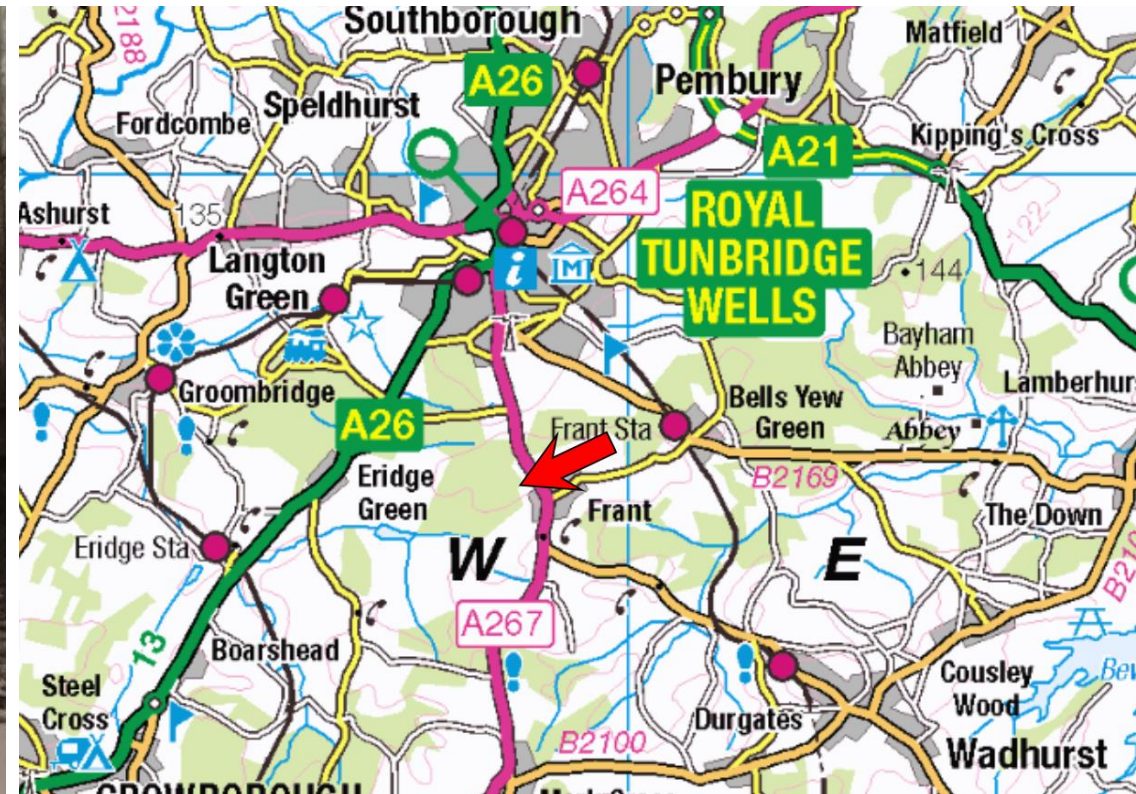


For Identification Purposes Only.

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HISTORIC PHOTOGRAPH TAKEN AT MARTINS FARM





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www.btfpartnership.co.uk

82 High Street, Heathfield, East Sussex TN21 8JD