MOUNT HALL FARM

BENENDEN | KENT

MOUNT HALL FARM

MOUNT LE HOE
BENENDEN | CRANBROOK | KENT TN17 4BW

Benenden 2.8 miles | Rolvenden 3.1 miles | Tenterden 5.7 miles
Cranbrook 6.2 miles

A rare residential development opportunity available as a whole or in Lots to include a 16th Century listed farmhouse, a listed barn and Oast house and an agricultural barn. The barns have positive Pre-application planning advice for residential conversion.

FOR SALE AS A WHOLE OR IN 3 LOTS

LOT 1
Mount Hall Farmhouse & Land – 1.40 acres

Guide Price - £750,000

LOT 3
Farm Building and Land – 3.37 acres

Guide Price - £375,000

LOT 2
Mount Hall Farm Barn & Oast – 1.30 acres

Guide Price - £350,000

Guide Price for the Whole - £1,400,000

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Clockhouse Barn
Canterbury Road
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Viewing strictly by appointment only with the Sole Agent BTF Partnership

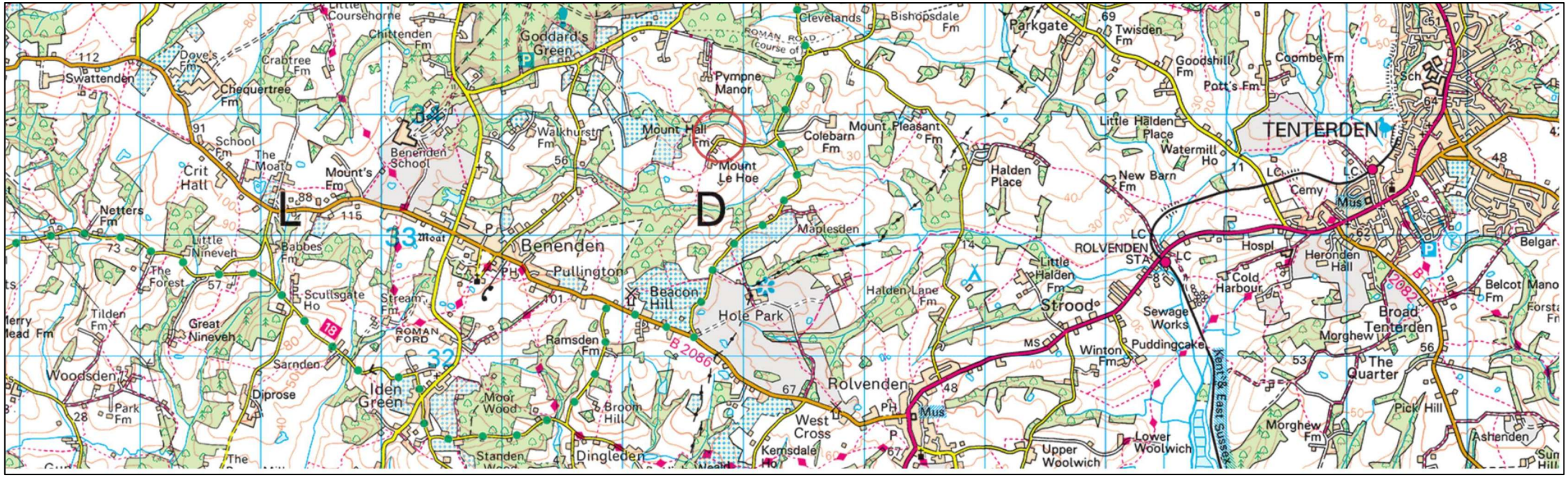
These particulars are intended only as a guide and must not be relied upon as statements of fact.

INTRODUCTION

The property is situated between the villages of Benenden and Rolvenden in the Cranbrook school catchment area. Staplehurst mainline railway station, with connections to London Charing Cross and Cannon Street is approximately 10 miles to the north.
The popular towns of Cranbrook and Tenterden are close by and Ashford to the east has highspeed rail services to London St Pancras and connections to the continent.
The area is well known for its excellent public secondary schools, including Benenden, Tonbridge, Cranbrook and Sutton Valence and preparatory schools at Marlborough House, St Ronans, Sutton Valance and Dulwich Prep at Cranbrook.

SUMMARY & HISTORY

The property for sale is a small residential complex situated at Mount Le Hoe, just off Stepneyford Lane. The house at Mounthall Farm dates from the sixteenth-century (or earlier). Formerly known as 'Mudhall Farm,' its original name is recorded on a 1777 map of Benenden. Other local farms have also undergone name changes, such as 'Pump Farm', now 'Pympne Manor', located just to the north. This part of the Kentish High Weald is designated Natural Landscape area and comprises a belt of hilly and partly wooded countryside, with the streams and ghylls nearby running south to the River Rother.



LOCATION PLAN

LOT 1

MOUNT HALL FARMHOUSE – 1.40 ACRES

This is a 16th century timber frame Grade II listed dwelling, with a partly jetted first floor. The house is externally clad in weatherboard and part rendered under pitched tiled roofs.

The accommodation comprises: -
Entrance hall with external door leading to sitting room with large inglenook fireplace with bressummer beam and brick floor. Door to **Study/Family Room** with tiled floor.

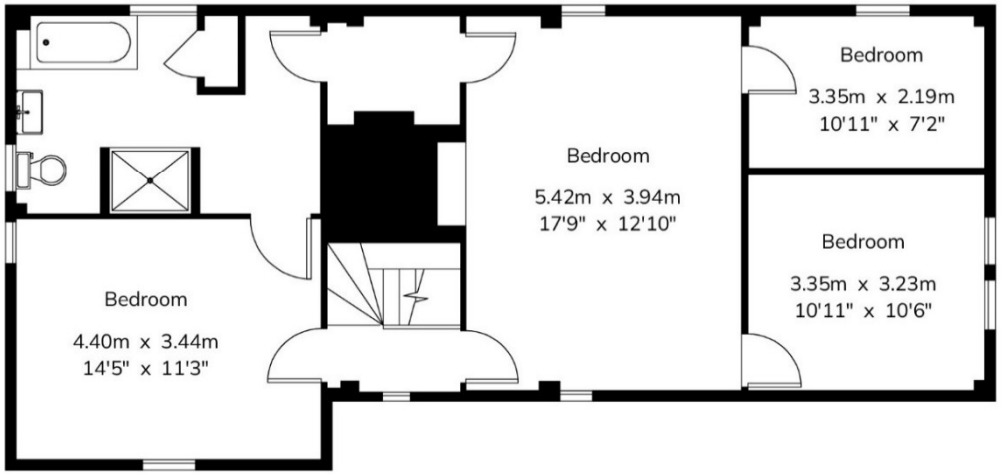
Kitchen/Breakfast Room with tiled floor, sink with draining board, worktops and a kitchen range adjoining the chimney breast, fueled by propane gas. Rear entrance lobby with separate cloak room with WC and wash basin.

First Floor is accessed via a period oak staircase, leading to a small landing and doors to the following: -
Bedroom one with fireplace and small bressummer beam. The passage behind the chimney breast leads through to the family bathroom which includes, panel bath, wash basin, WC and linen cupboard housing hot water cylinder and roof access. A Further door leads to **Bedroom two** with door to the **Family Bathroom** and landing and **Bedrooms three and four** which are located at the east end of the house with access through bedroom one.

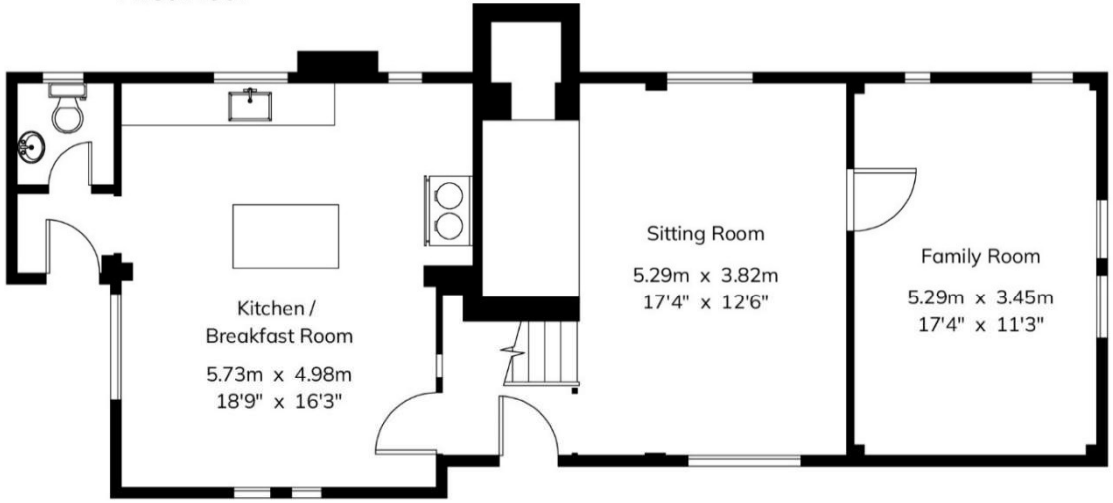
Externally there is a good sized **Garden** and a paddock to the rear of the farmhouse and on the western side there is a woodshed of timber framed construction under a tiled roof and a cart lodge with a stable to one end, also timber framed construction under a tiled roof.

Access is directly to the lane through a five bar entrance gate leading to a tarmac drive over which there are access rights shared with the Oast.

FARMHOUSE FLOOR PLAN



First Floor



Ground Floor

Mount Hall Farm

Gross Internal Area : 157.4 sq.m (1694 sq.ft.)

For Identification Purposes Only.

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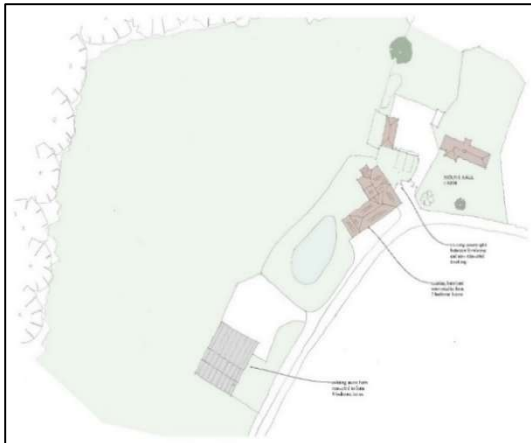
LOT 2

THE BARN & OAST – 1.30 ACRES

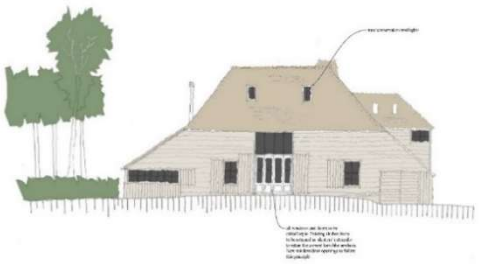
This historic Grade II listed building is located to the west of the farmhouse and comprises a period Kent Barn with attached single kiln square Oast house.

In April 2006 planning permission was obtained to convert the Oast house only into a two bedroom dwelling. Planning permission was renewed in February 2009, but work was never started and the planning consent lapsed.

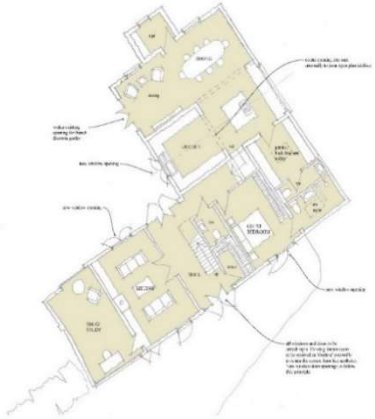
The vendor has submitted pre-application advice for the conversion of the barn and the Oast into a five bedroom residential property and copies are available together with the proposed plans on request.



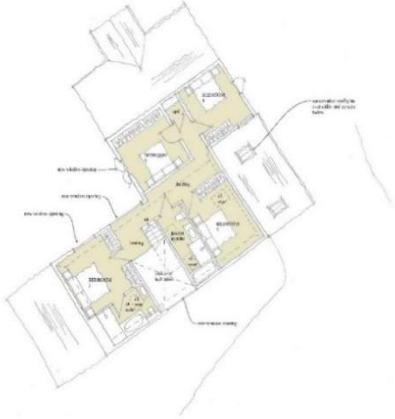
SITE PLAN 1:500



BARN FRONT ELEVATION 1:100



BARN GROUND FLOOR 1:100



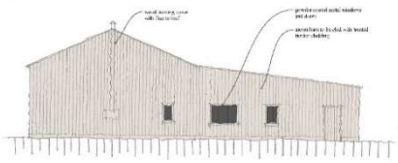
BARN FIRST FLOOR 1:100

<u>The Barn & Oast</u>

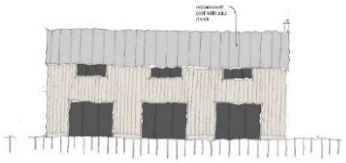
Plans which accompany Pre Application advice.

<u>The Cattle Barn</u>

Plans which accompany Pre-Application advice.

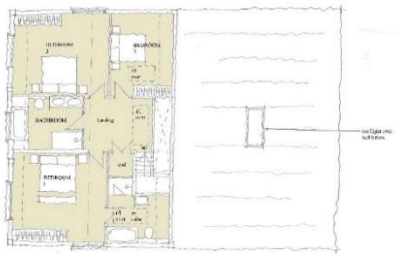


ATCOST BARN ROAD ELEVATION 1:100



ATCOST BARN WEST ELEVATION 1:100

ATCOST BARN GROUND FLOOR 1:100



ATCOST BARN FIRST FLOOR 1:100

LOT 3

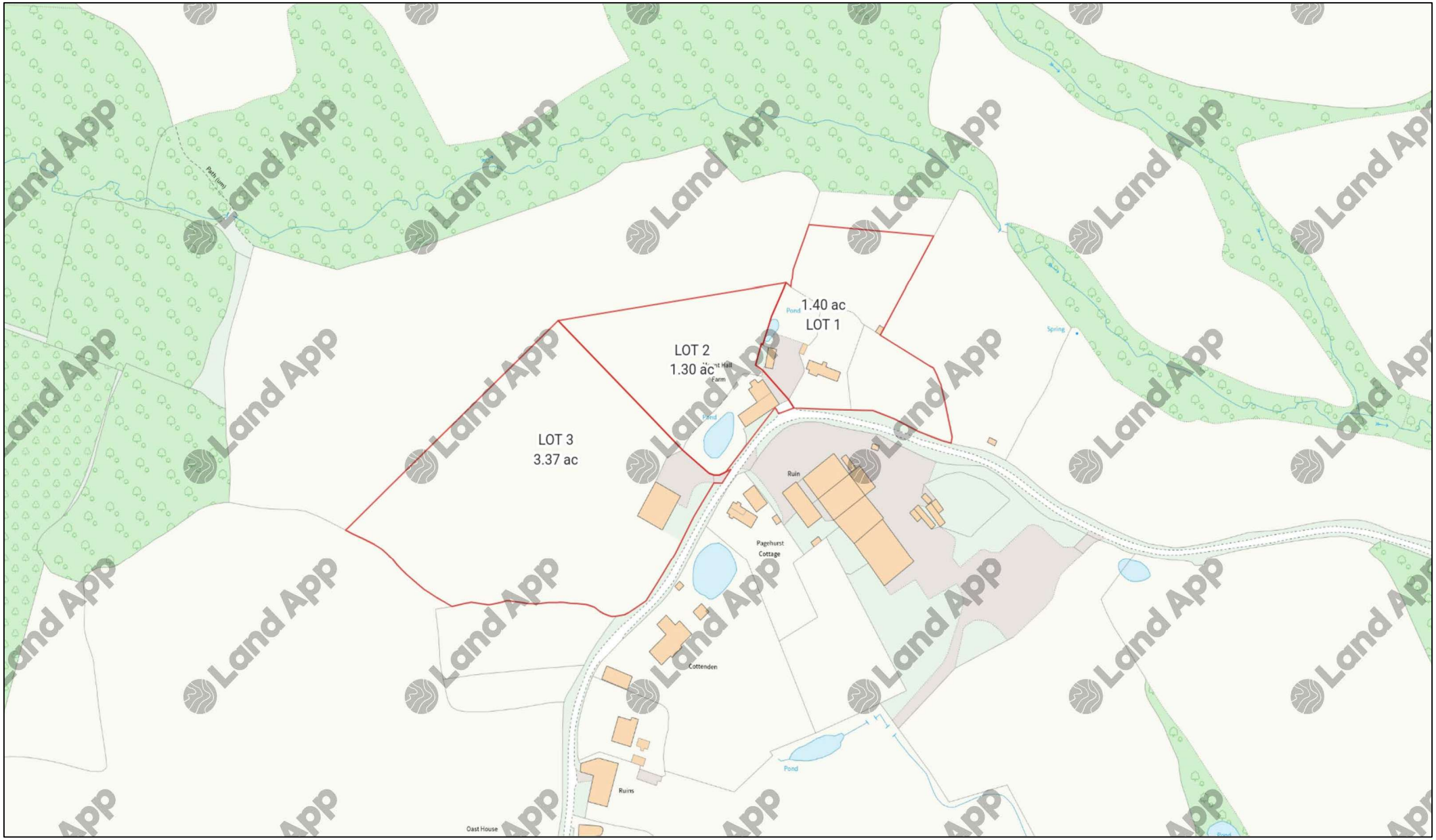
THE CATTLE BARN – 3.37 ACRES

This steel frame agricultural building has historically been used for hay and straw storage and cattle yarding.

The vendor has applied for pre-application advice for conversion into a residential four bedroom detached dwelling and further details, including copies of the advice from Tunbridge Wells Borough Council and the proposed drawings are available on request.

The pastureland to the north of the barn extends to approximately 3 acres.

BOUNDARY PLAN



General Remarks

SERVICES
The water supply to the farm is a private supply from a pipe crossing the Pympne Manor Estate to the north. The purchaser for each lot will be required to separately meter on their boundaries.
Mains electricity is connected to the farmhouse which has a private drainage system (not checked).

BOUNDARIES
The purchaser must satisfy themselves on the location of all boundaries from their own inspection and from the Land Registry plans available.

ACCESS
Access to all three Lots is directly from the lane on the south and east side. This is an adopted No Through Road.

METHOD OF SALE
The Lots are offered unconditionally for sale by Private Treaty as a whole or in 3 Lots as described.

TENURE
The property is freehold and sold with vacant possession

PLANNING
On the 8th September 2025 the vendors planning advisors received a letter in response to the request for Pre-Application advice on the proposal to convert the Barn/Oast to a dwelling and conversion of the Atcost Barn (Cattle Shed) Ref 25/01486/PAMEET.

The Conservation Officer recommended that a Heritage Statement will be required, in addition to Ecology Report and in conclusion the planning officer states "Both proposals could receive office support, subject to the advice above. The principal of their conversions is largely acceptable provided that enough evidence is submitted regarding the commercial interest in the sites or their undesirability. The advice from the Council's Conservation Officer must be reflected in the design of the conversions as any harm to the listed building would likely warrant refusal of the schemes."
A copy of the 8th September letter is available on request.

LOCAL AUTHORITY
Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ
Tunbridge Wells District Council, Council Offices, Mount Pleasant Road, Royal Tunbridge Wells, Kent, TN1 1RS

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY
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.
Please Note: A public footpath passes along the north eastern boundary of Lot 3.

COUNCIL TAX
The Farmhouse is Council Tax Band – F8.

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.

PHOTOGRAPHS
The photographs within this brochure were taken in November 2025 & January 2026.

PURCHASER IDENTIFICATION
In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Thirdfort 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
The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings are strictly by appointment only with the vendor's sole agent. If you would like to view, please contact Richard Thomas on the contact details below.
Tel: 01233 740077 (Challock Office)
Email: richard.thomas@btfpartnership.co.uk

GUIDE PRICES

LOT 1 - £750,000
LOT 2 - £350,000
LOT 3 - £375,000

AS A WHOLE - £1,400,000

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