



**Lambert  
& Foster**



## YEW TREE FARM

YEW TREE LANE | ROTHERFIELD | TN6 3QP

*A detached 3-bedroom character farmhouse situated in a rural location on a quiet country lane with approximately 4 acres of land to the rear and an outbuilding with potential.*

**Guide Price: £975,000**

FREEHOLD





## YEW TREE FARM

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Yew Tree Farm provides light and spacious accommodation with charming features and is situated in a quiet location on a small country lane on the outskirts of Rotherfield. The Cuckoo Line stores is within walking distance and the centre of the popular village of Rotherfield with a range of local amenities including a general store/post office, pharmacy, café and local inns is approximately one mile away. There is a choice of both state and private schools in the area at both primary and secondary level, including the popular Mayfield Girls School. Mainline train services are available at Crowborough (2.5 miles) with services to London in just under an hour and Tunbridge Wells is about 5 miles distant. The popular Ashdown Forest is about 5 miles away offering excellent walking and riding.

The accommodation comprises of a good-sized kitchen with further potential to extend through into the utility room and French doors out to the terrace and gardens beyond. There is a generous sized hallway with double aspect dining room off to one side, cloakroom and large reception room with a central log burner and a study area to one end in the roundel. A particular feature of this house is the wealth of beams throughout whilst retaining good height ceilings. Upstairs is the family bathroom and three double bedrooms all a generous size and including one in the roundel. Externally there is off-road parking for several cars. The land of approximately 4 acres stretches to the rear of the property and includes a large outbuilding with potential for conversion subject to p.p. There is a track running to one side of the land that leads to a pretty quarry area.

- **Detached 3-bedroom farmhouse**
- **Light and spacious accommodation**
- **Situated on a quiet rural country lane**
- **Off-road parking for several cars**
- **Land to the rear extending to approximately 4 acres**
- **Outbuilding with potential for renovation or conversion**





## GENERAL

**Tenure:** Freehold

**Services:** Mains electricity, water and private drainage

**Local authority:** Wealden Council

**Heating:** Oil

**Council tax:** Band F **EPC:** G

## VIEWING

To confirm directions and book your viewing strictly by appointment only with the agents call:

**Sussex Office :** 01435 873999

Email : [sussex@lambertandfoster.co.uk](mailto:sussex@lambertandfoster.co.uk)



## FLOOR PLANS

For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.

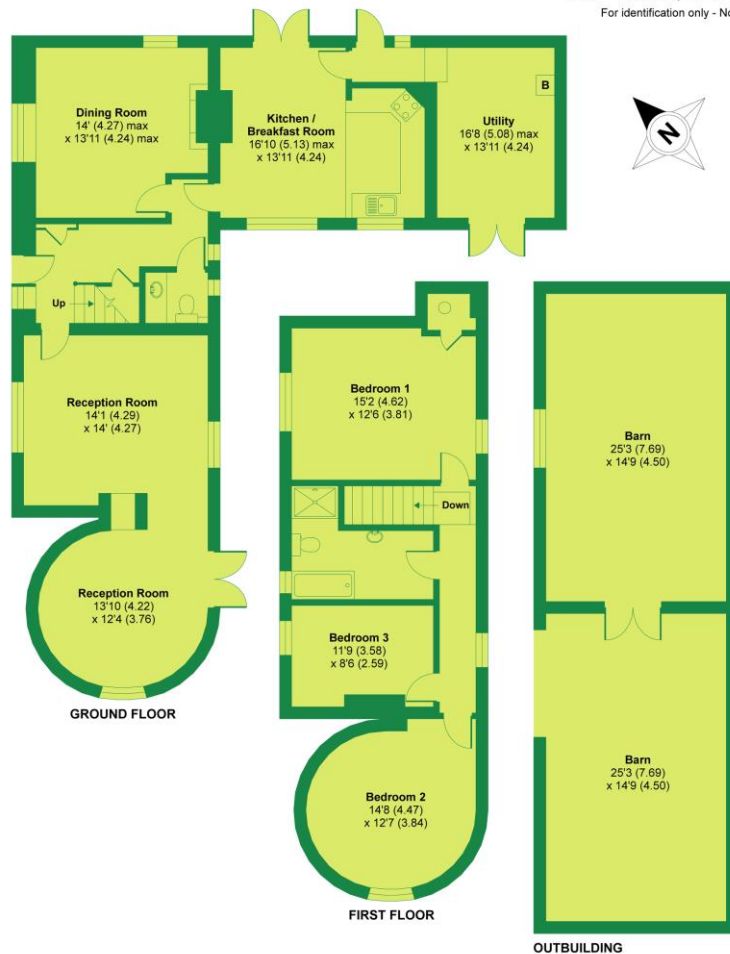
### Yew Tree Farm, Yew Tree Lane, Rotherfield, Crowborough, TN6

Approximate Area = 1764 sq ft / 163.9 sq m

Outbuilding = 766 sq ft / 71.1 sq m

Total = 2530 sq ft / 235 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Lambert and Foster Ltd. REF: 748738

### OFFICES LOCATED IN KENT & SUSSEX:

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Cranbrook, Kent TN17 3DN  
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