



## Owls Castle Oast

Hoghole Lane, Lamberhurst TN3 8BN

[www.lambertandfoster.co.uk](http://www.lambertandfoster.co.uk)



# Lambert & Foster

# Owls Castle Oast

A detached twin roundel oast filled with character and charming features situated close to the popular village of Lamberhurst, with a pleasant garden of just under 1.5 acres and far reaching views across adjoining farmland to the rear.

- Four bedrooms (2 with En-suite)
- Three reception rooms
- Brick inglenook style feature fireplace
- Approximately 1.5 acres of land
- Converted annexe/holiday let
- Extensive driveway parking







Owls Castle Oast sits in a tucked away rural location just outside of the very popular village of Lamberhurst, which is only a short drive away. It is approached through a five bar wooden gate over a gravelled drive with plenty of parking and turning space. Attached to the garage is the annexe/holiday let. The Oast was converted in the 1980's and significantly extended in the 1990's to provide generous family accommodation. It is of traditional brick and tile construction with a charming porch to the main entrance. The property has been maintained to a good standard but would benefit from some further updating.

The accommodation on the ground floor comprises entrance hall, cloakroom, sitting room, roundel family room, roundel kitchen, dining room/hallway with brick inglenook style fireplace, utility room and study.

Stairs lead off the main hallway to a first floor landing with 4 bedrooms ( 2 with en-suite) and a family bathroom. All the bedrooms are light and spacious with the principal bedroom having its own en-suite and a range of fitted wardrobes.

**Services:**

Mains electricity, water and oil central heating (new boiler recently installed)

Private drainage

(Not checked or tested)

Council Tax: G EPC: D

Local authority: [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)







## OUTSIDE

Located close to the Oast is a double garage forming part of a converted concrete portal framed building, which now has a mixed use, comprising a Holiday Let Unit with ground floor accommodation of entrance hall into sitting room with open plan kitchen area and stairs to a first floor landing, with 2 bedrooms and a bathroom. Attached to the Holiday Let Unit is the Annexe which does not have formal planning permission but has been in occupation long enough for a Certificate of Lawful Use to be sought. The accommodation in this part comprises on the ground floor, entrance hall to sitting room with open plan kitchen area with a bedroom and en-suite shower unit. Completing the building is the attached double garage with access off the main driveway and parking.

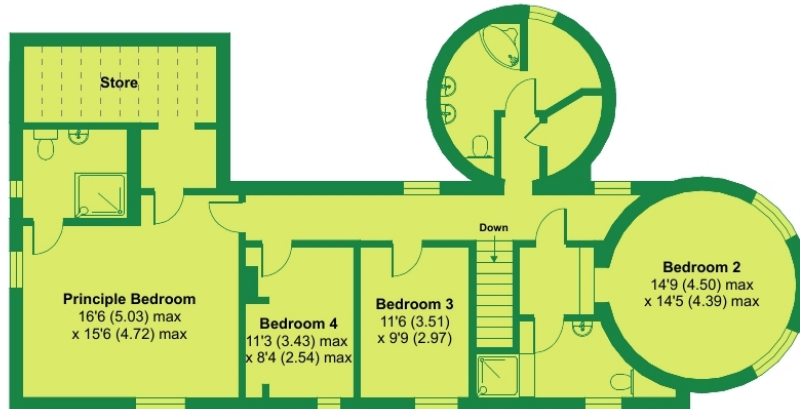
**Relevant Planning History** Application Ref: 97/01392 Conversion of Outbuilding to Holiday Accommodation granted on 16th December subject to conditions that the unit shall not be occupied by the same person for a period longer than 6 weeks and that person shall not re-occupy within 3 months of vacating.

There is a large paved and gravelled driveway to the front with the main area of garden to the rear of the house interspersed with shrubs, trees and is mainly laid to lawn. The land is just under 1.5 acres in total with views of open farmland to the rear and paved terraces from the main house.

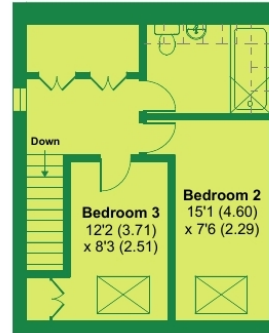
# Owls Castle Oast, Hoghole Lane, Lamberhurst, Tunbridge Wells, TN3 8BN

Approximate Area = 2459 sq ft / 228.4 sq m  
 Limited Use Area(s) = 100 sq ft / 9.3 sq m  
 Annexe = 1779 sq ft / 165.3 sq m  
 Total = 4338 sq ft / 403 sq m

For identification only - Not to scale

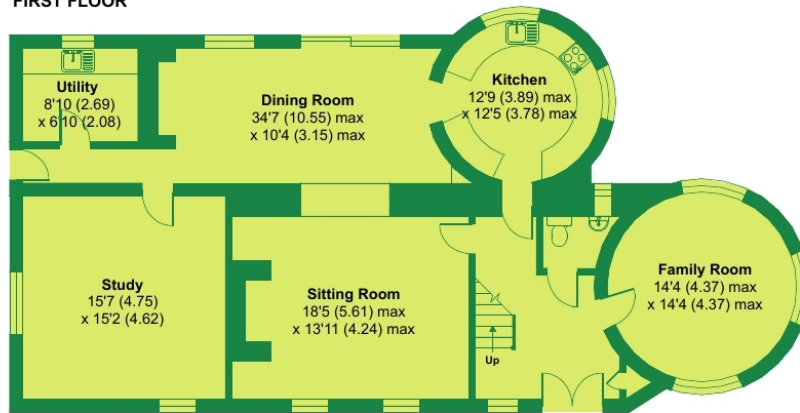


FIRST FLOOR

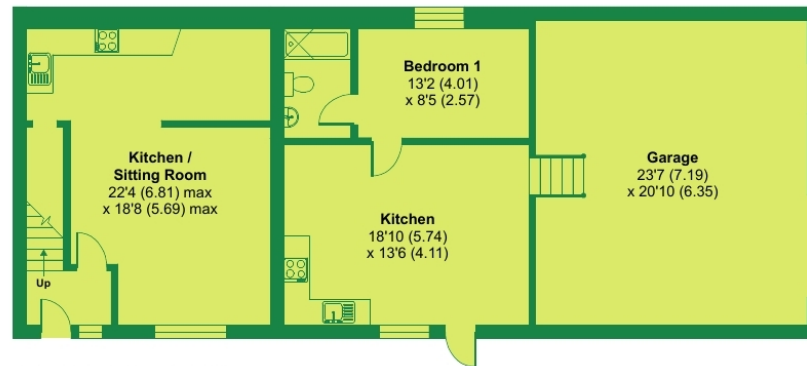


ANNEXE FIRST FLOOR

Denotes restricted head height



GROUND FLOOR



ANNEXE GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Lambert and Foster Ltd. REF: 1000604

**IMPORTANT NOTICE:** 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.



OFFICES LOCATED AT:

**WADHURST, EAST SUSSEX**

Tel. 01435 873 999

Helix House, High Street  
Wadhurst, East Sussex TN5 6AA

**PADDOCK WOOD, KENT**

Tel. 01892 832 325

77 Commercial Road,  
Paddock Wood, Kent TN12 6DS

**HYTHE, KENT**

Tel. 01303 814 444

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

**CRANBROOK, KENT**

Tel. 01580 712 888

Weald Office, 39 High Street  
Cranbrook, Kent TN17 3DN



**Lambert  
& Foster**



PROPERTY PROFESSIONALS FOR OVER 120 YEARS