



Lambert & Foster



BROADCLOTH

HIGH STREET | CRANBROOK | KENT | TN17 3DR

*A beautifully presented, attached, Grade II listed cottage providing sympathetically renovated, flexible accommodation arranged over the three floors, incorporating one/two reception rooms, two/three bedrooms including a main bedroom with en suite bathroom, complemented by a front cottage garden, all occupying a prominent high street location within this popular market town.
Cranbrook School catchment area.*

Guide Price £395,000

FREEHOLD



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Broadcloth is a pretty, attached, Grade II listed cottage having been the subject of comprehensive and sympathetic renovation. Broadcloth's history dates back to circa 1400s with links to the cloth trade and was part of the studio belonging to the 'Cranbrook Colony' of 19th century artists, whose work is on display in Cranbrook Museum. Features indicative of the period include exposed timbers and stud work, timber braces, exposed oak floorboards, leaded light windows, inglenook fireplace and crown post. The period accommodation includes a double aspect sitting room/dining room with an impressive inglenook fireplace housing a wood-burning stove. The kitchen has a traditional brick floor and a window to the front overlooking the garden. It is fitted with cupboards and drawers, wooden block work surfaces and integral appliances, including a four burner ceramic hob, dishwasher, fridge, washer/dryer and microwave oven.

Arranged over the first floor, with cottage doors, are bedroom two, a double room with a built-in wardrobe and a dual aspect and bedroom three, also with an aspect to the front overlooking the high street, which has been used in the past as a sitting room and could also make an ideal home office. The family 'Jack and Jill' bathroom has an aspect to the rear and is fitted with a classic white suite, including a panel bath with an integrated shower.

The main bedroom is arranged over the second floor, set beneath the eaves with a crown post and a dormer window with open access to the en suite bathroom, which is fitted with a classic white suite including a freestanding, roll-top bath with mixer tap and shower attachment. There is also access to attic storage from this floor.

Outside, the property is fenced at the front and from the high street a wooden gate opens onto a brick pathway with an area of lawn and a brick paved seating area. A cobbled and flagstone pathway leads under the archway round to the rear door with a built-in storage cupboard housing the gas fired boiler.



- Total floor area approximately 1229 sq ft (114.2 sq m)
- Sitting room/dining room with inglenook fireplace housing wood-burning stove
- Fitted kitchen
- Polished floorboards
- Exposed beams and timbers
- Three double bedrooms including main bedroom with en suite bathroom
- Bedroom two/potential study/occasional sitting room
- Family bathroom
- Gas fired central heating
- Front garden with brick seating area
- External boiler cupboard
- Prominent high street location
- Staplehurst mainline station approximately 7 miles distance
- Cranbrook School catchment area

DIRECTIONS

Pedestrian and by car: From our office in the town, proceed up the high street past Lloyds Bank and on past the 'in and out' entrance to the main Co-op supermarket. Broadcloth will be found shortly on the left hand side.

GENERAL

Tenure: Freehold

Services: Mains electricity, water, gas and drainage.

Local authority: Tunbridge Wells Borough Council

Council tax: Band E

EPC: N/A

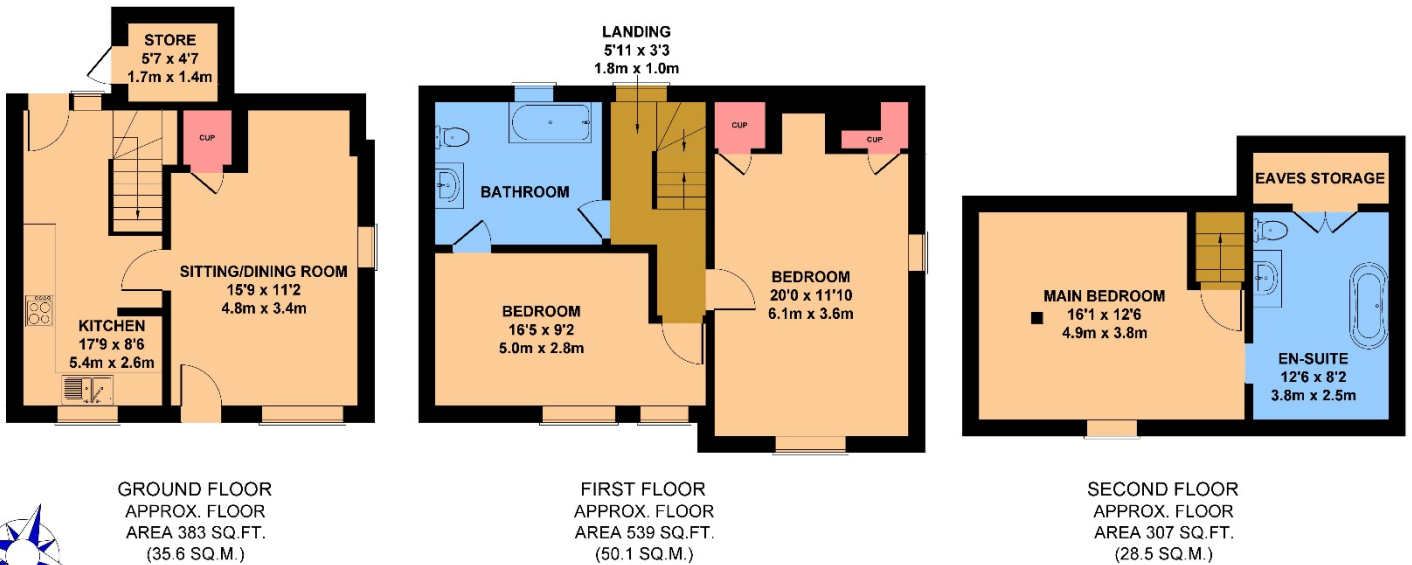
VIEWING

By appointment only.

Cranbrook Office: 01580 712888.

FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



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