



## GREAT OLD HAY

OLD HAY, BRENCHLEY, KENT TN12 7DG



**Lambert  
& Foster**



## GREAT OLD HAY, OLD HAY, BRENCHLEY, KENT TN12 7DG

A former farmstead comprising a fine detached unlisted period farmhouse offering scope for sympathetic improvement complemented by traditional buildings including a brick barn and redundant purpose-built kennels, set within landscaped gardens, three ponds and pasture land extending in all to some 37.50 acres/15.17 hectares.



### SITUATION

Great Old Hay is situated between the favoured village of Brenchley and popular town of Paddock Wood, in the semi-rural area known as Old Hay which comprises a mix of residential and commercial properties. Nearby Brenchley provides basic village amenities and Paddock Wood a more comprehensive range of amenities including Waitrose supermarket and a mainline railway station providing fast and frequent services to London.



## GREAT OLD HAY FARMHOUSE

Great Old Hay is an unlisted, timber framed period farmhouse, presenting attractive elevations of brick and tile hanging set with oak framed, single glazed, leaded light casement and dormer windows beneath a pitched and half hipped tiled roof with catslide to rear.

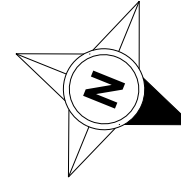
The character accommodation is arranged over three floors with many features indicative of the period including a wealth of exposed timbers, inglenook fireplaces, heavy ledged and braced doors, brick and quarry tiled floors together with some low ceilings and doorways. Scope now exists for sympathetic updating and improvement. The accommodation includes a drawing room with an impressive inglenook fireplace, a sitting-room/dining room with vaulted ceiling and inglenook fireplace housing a wood-burning stove, a kitchen with bespoke handmade units, gas twin oven Aga and quarry tiled floor, two separate studies and a dining room with an impressive inglenook housing a woodburning stove.

An oak staircase provides access to the first-floor landing with exposed oak floorboards and access to the main bedroom with an en suite bathroom and three further bedrooms a family bathroom. Bedrooms five, six and seven together with a second family bathroom are arranged over the second floor, set partially beneath eaves.

Great Old Hay is approached over an unmade, attractive Poplar tree lined driveway from Willow Lane leading up to a gravel parking area with double wrought iron gates opening onto a further gravel, part walled drive. The formal, landscaped gardens comprise 'gardens within gardens' with ornate brick pathways bordered by box and Yew hedging, a feature pond, an avenue of lime trees with Yew hedging, a detached brick garden implement store and a brick paved seating area.



# GREAT OLD HAY, OLD HAY, BRENCHLEY TONBRIDGE TN12 7DG

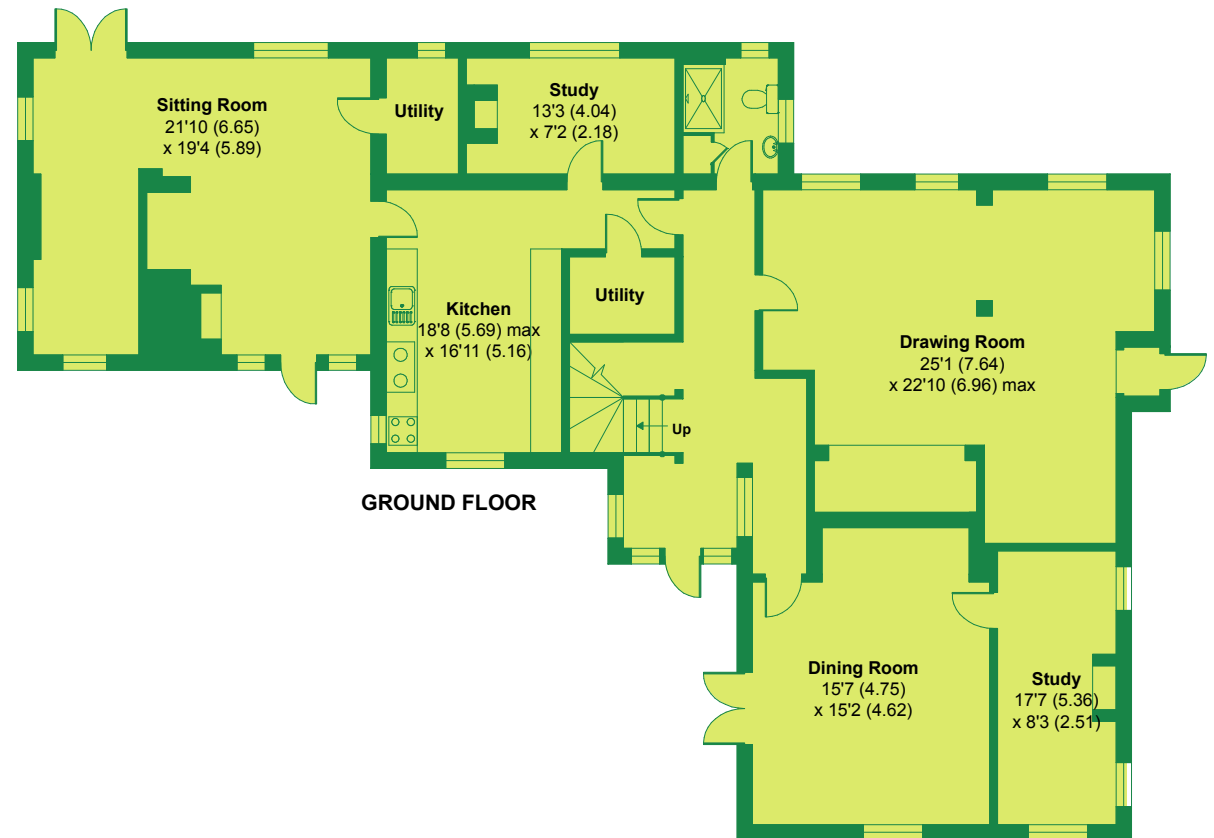
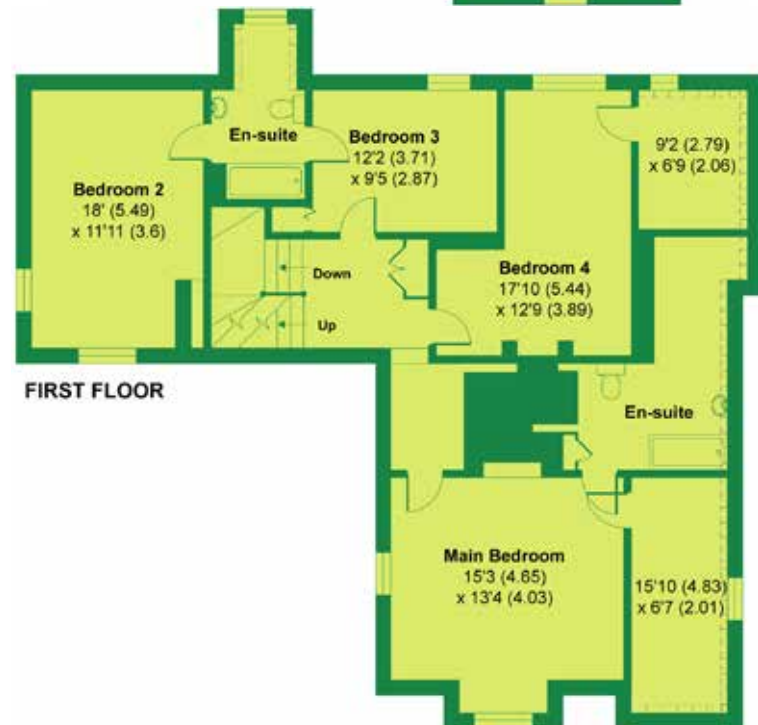


Ground Floor = 2102 sq ft / 195.2 sq m  
 First Floor = 1293 sq ft / 120.1 sq m  
 Restricted Head Height 32 sq ft / 2.9 sq m  
 Second Floor = 766 sq ft / 71.1 sq m  
 Restricted Head Height 83 sq ft / 7.7 sq m

For identification only - Not to scale



Denotes restricted  
head height





## GREAT OLD HAY BUILDINGS

Accessed from the gravel drive adjoining the farmhouse are the following buildings;

**The barn:** a brick built detached building, beneath a pitched tiled roof, divided into four loose boxes with stable doors opening out to a fenced grassed yard. Accessed from the central gravelled area including a brick-built folly.

**Attached feed store:** of brick construction beneath a pitched tiled roof incorporating the former kennels reception area, fitted with power light and water.

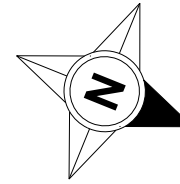
**The kennel block:** purpose-built brick kennels beneath a pitched tiled roof comprising 30 individual kennels with individual exercise areas (we are informed by the seller the kennels no longer meet current kennel licencing laws)

The buildings might offer potential for alternative uses subject to planning consents being obtained.



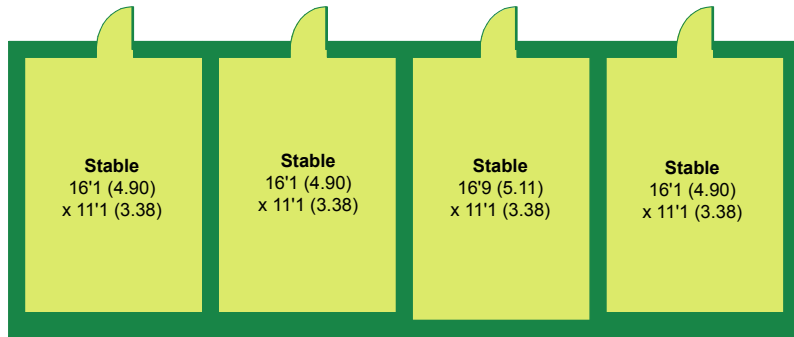


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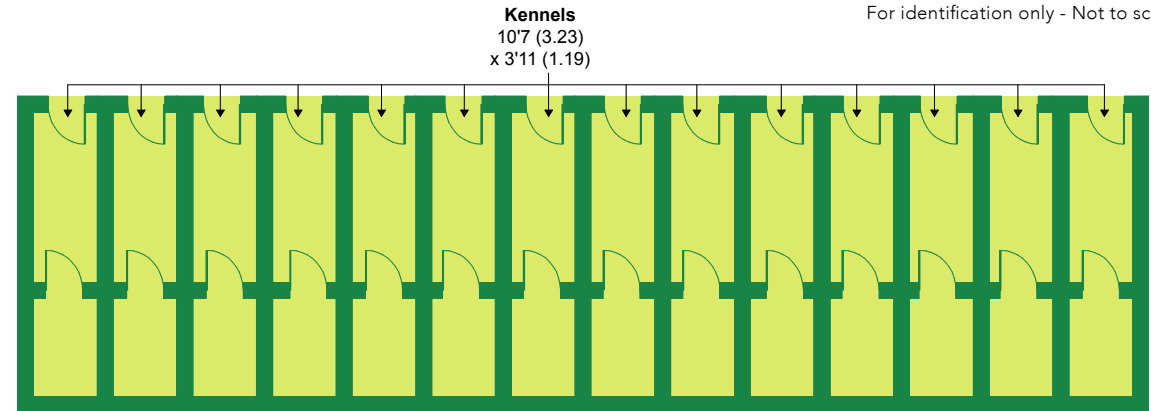


Outbuilding 1 = 768 sq ft / 71.3 sq m  
 Outbuilding 2 = 1230 sq ft / 114.2 sq m  
 Outbuilding 3 = 1245 sq ft / 115.6 sq m  
 Outbuilding 4 = 994 sq ft / 92.3 sq m

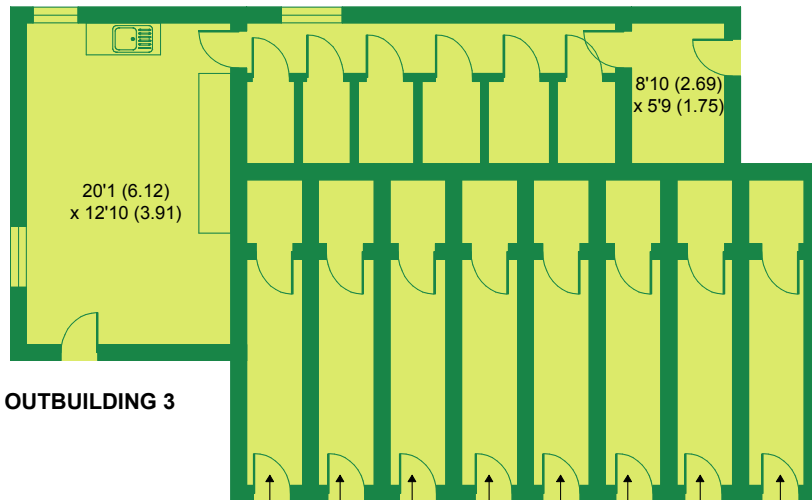
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**OUTBUILDING 1**

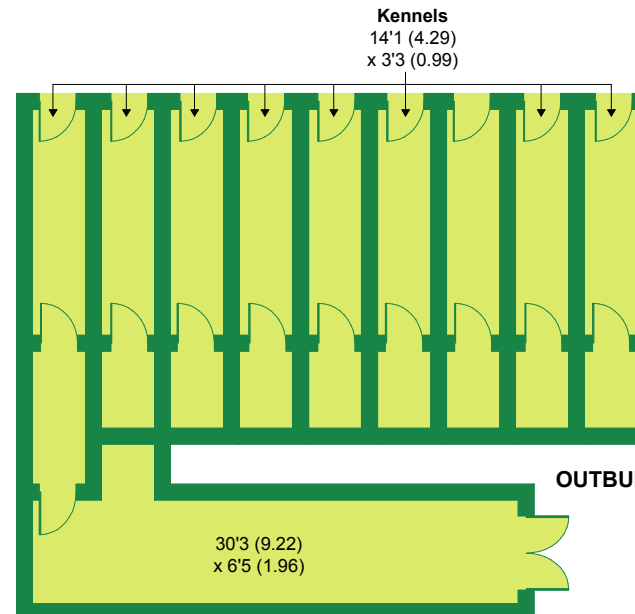


**OUTBUILDING 2**



**OUTBUILDING 3**

Kennels  
14' (4.27)  
x 3' (0.91)



**OUTBUILDING 4**



## FARMLAND

Great Old Hay is accessed from two directions with a right of way over the main driveway to Old Hay leading off Pearsons Green Road which is shared with a number of adjoining residential, commercial properties and businesses. The favoured approach to the house and land is from Willow Lane to the west where a long meandering private driveway passing through the farmland.

The land comprises level pasture paddocks that have been managed for hay production with the fields interspersed with a number of attractive areas of ponds and woodland shaws.

Great Old Hay (including the gardens and grounds) extends to about 37.50 acres with the farmable areas extending to about 32 acres/12.95 hectares.

**NOTE:** The sale excludes the land fronting Old Hay Lane and along the boundary with Greenacres Farm shown shaded pink on the sale plan. The purchasers will be granted a right of access for agricultural and equestrian purposes over this land between the points shown A & B on the sale plan. A public footpath runs along a section of the western boundary.



**SERVICES:** Mains water and electricity. Oil fired central heating. Private drainage. Calor gas connection for cooker.

**METHOD OF SALE:** Great Old Hay is offered for sale by private treaty as a whole.

**TENURE:** The property and land are sold with vacant possession on completion.

**BASIC PAYMENT SCHEME:** The sale includes Basic Payment Scheme Entitlements relevant to the areas being sold. A claim was made by the sellers in 2021 and the payments will be retained with the buyers required to observe Cross Compliance requirements until 31-12-21.

**SPORTING AND MINERAL RIGHTS:** In hand and included in the sale.

**LOCAL AUTHORITY:** Tunbridge Wells Borough Council, Town Hall, Mount Pleasant Road, Royal Tunbridge Wells, Kent, TN1 1RS, 01892 526121.

**COUNCIL TAX AND BUSINESS RATES:** Great Old Hay is in Band G for Council Tax. The Kennels have a rateable value of £4,700 and the current owners have claimed Small Business Relief.

**DIRECTIONS:** From our offices in Paddock Wood, proceed along Commercial Road down towards the railway station, at the T junction turn right into Church Road, continue on and at the next T junction turn left into Queen Street. Then take the next right hand turning into Pearson's Green Road. Continue on taking the left-hand turning into Willow lane, set off the right-hand bend. Continue along this single track lane over the small bridge where upon the brick pillared entrance to Great Old Hay will be clearly seen on the right.

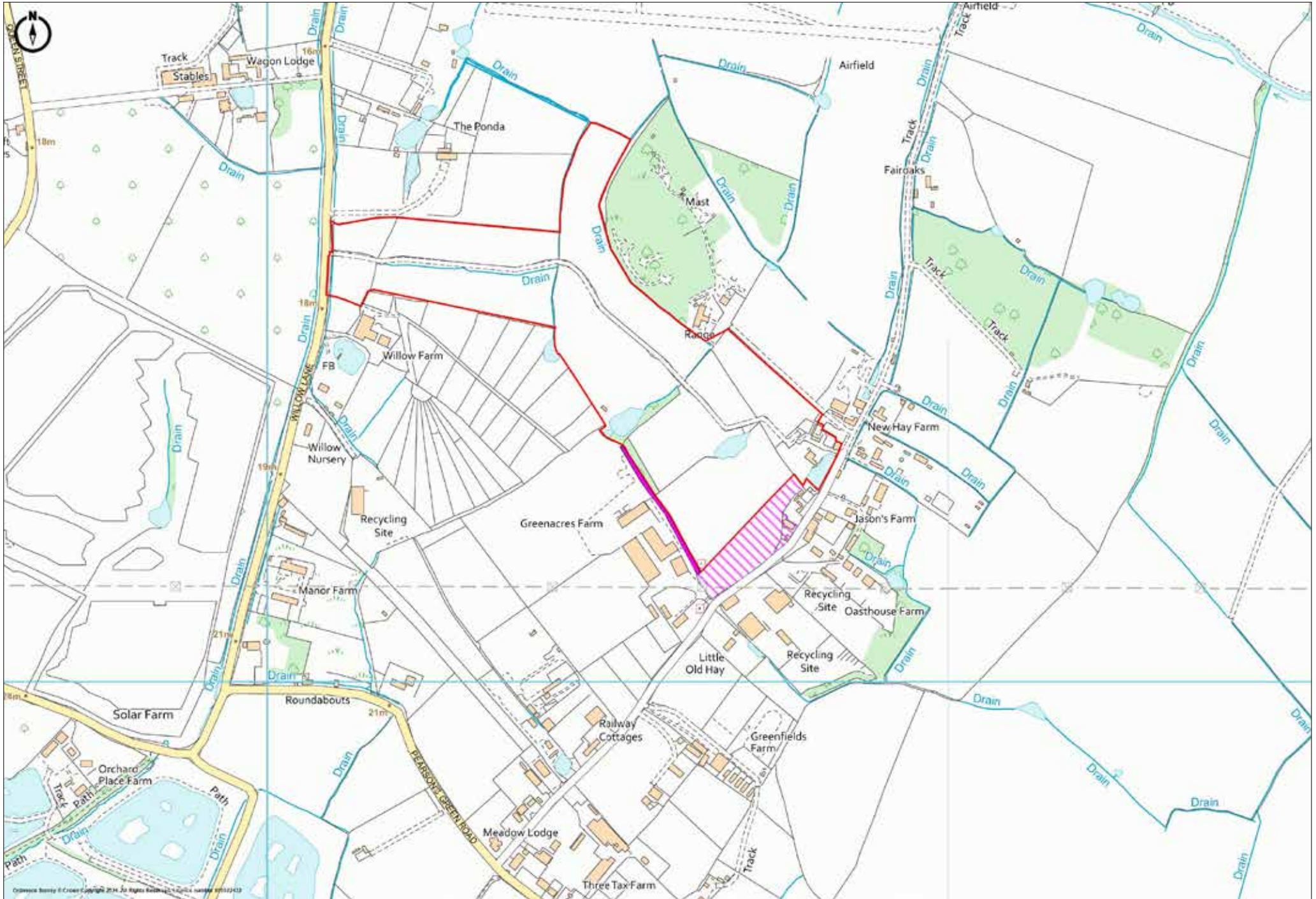
**WHAT3WORDS:** Using the What3Words app, the turning from the road, into the driveway, is situated at [activity.enlarge.lifeguard](#).

**VIEWING:** By prior notification to the selling agent's Cranbrook office: 01580 712888.

**WAYLEAVES, EASEMENTS AND RIGHTS OF WAY:** The property is subject to and with the benefit of all rights, including rights of way, whether public or private, light and support, drainage, water and electricity supplies, other rights and obligations, easements and quasi easements and restrictive covenants and all existing and proposed wayleaves from masts, pylons, stays, cables, drains water and gas and other pipes whether referred to in these particulars, or not.

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated therein, together with the plans, are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include: your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause but it is a legal requirement. Unfortunately, Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/ purchasers.





**OFFICES LOCATED AT:**

**PADDOCK WOOD, KENT**

Tel. 01892 832 325

77 Commercial Road,  
Paddock Wood, Kent TN12 6DS

**HYTHER, KENT**

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Westenhanger, Hythe CT21 4HU

**CRANBROOK, KENT**

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Cranbrook, Kent TN17 3DN

**WADHURST, EAST SUSSEX**

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

**MAYFIELD, EAST SUSSEX**

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Mayfield, East Sussex TN20 6AQ



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