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— YEARS OF —

**Lambert  
& Foster**



**PHILLIPS MAN'S SHOP**  
HIGH STREET, CRANBROOK, KENT TN17 3EE



**Lambert  
& Foster**







STAPLEHURST MLS 5.5 MILES | TUNBRIDGE WELLS 14.5 MILES | COUNTY TOWN OF MAIDSTONE 14 MILES

## PHILLIPS MAN'S SHOP, HIGH STREET, CRANBROOK, KENT TN17 3EE

A prominent Grade II Listed, double fronted, two storey combined prime commercial and residential high street residence, providing approximately 4,194 sq ft (389.6 sq m) of retail ground floor and a four bedroom first floor accommodation with a parking space. A detached two storey brick workshop (building to the rear of 41 High Street) on a separate title. All occupying a central location within this popular Wealden town. Cranbrook School Catchment area.

**GUIDE PRICE £795,000 FREEHOLD**

**BUILDING TO THE REAR OF 41 HIGH STREET: GUIDE PRICE £70,000 FREEHOLD**



### SITUATION

Phillips Man's Shop occupies a prominent central high Street location within this popular Wealden town, providing a comprehensive range of amenities including independent shops, eateries and professional services. Excellent educational facilities include the ever popular Cranbrook School, primary school, Dulwich school and St Ronan's Preparatory school,

Hawkhurst. Recreational facilities include the leisure centre with swimming pool, popular rugby and bowls club. A mainline railway station at neighbouring Staplehurst village provides fast and frequent services to London, Charing Cross.









## DESCRIPTION

Having traded in Cranbrook for the last 49 years, the family have retired which has led to the sale of Phillip's Mens Shop, a Grade II Listed timber framed, double fronted, mixed commercial and residential town residence, attached on both sides, timber farmed, presenting mixed elevations of brick and render set with a mix of timber framed single glazed and secondly glazed sash windows, beneath a pitched and hipped clay tile roof.

The commercial retail sales area is arranged over the ground floor extending to approximately 4,194 sq ft (389.6 sq m) with two prominent bay windows, a feature inglenook fireplace, exposed studwork, walk in storage cupboard, two fitting rooms, a range of clothes display shelving and hanging rails. A kitchenette has a stainless steel sink unit, a work surface and cloakroom with wc. A stockroom, office and store is set to the rear with an integral access to a former garage with roller door (no longer in use) used for storage. A fire exit exists out to rear.

An external staircase provides access onto the first floor residential accommodation, comprising a vaulted sitting room, with exposed timbers and aspect to front overlooking the high Street. Restricted access to double bedroom 3 also overlooking the high street. The kitchen/dining room has a brick fireplace housing a solid fuel stove, restricted access to a mezzanine floor above bedroom 3. The kitchen area was updated approximately within the last 10 years, fitted with a range of units and work surfaces, space and plumbing for washing machine, dishwasher, space and electric point for fridge/freezer, an aspect and door to outside garden terrace. A study/bedroom 4 has an aspect to rear. From the inner hall, direct access to the entrance porch, fitted cupboards and access to roof space. Doors lead off to the main bedroom, with fitted wardrobes to one wall and an aspect to rear. An en suite shower includes a walk-in shower with Aqualisa shower, under floor heating and an aspect to side. Bedroom two has a fitted wardrobe and an aspect to side. A family bathroom includes a panel bath with Aqualisa shower and part tiled surround.

Outside, a first floor roof terrace garden provides space for seating. There is a parking space for one vehicle.

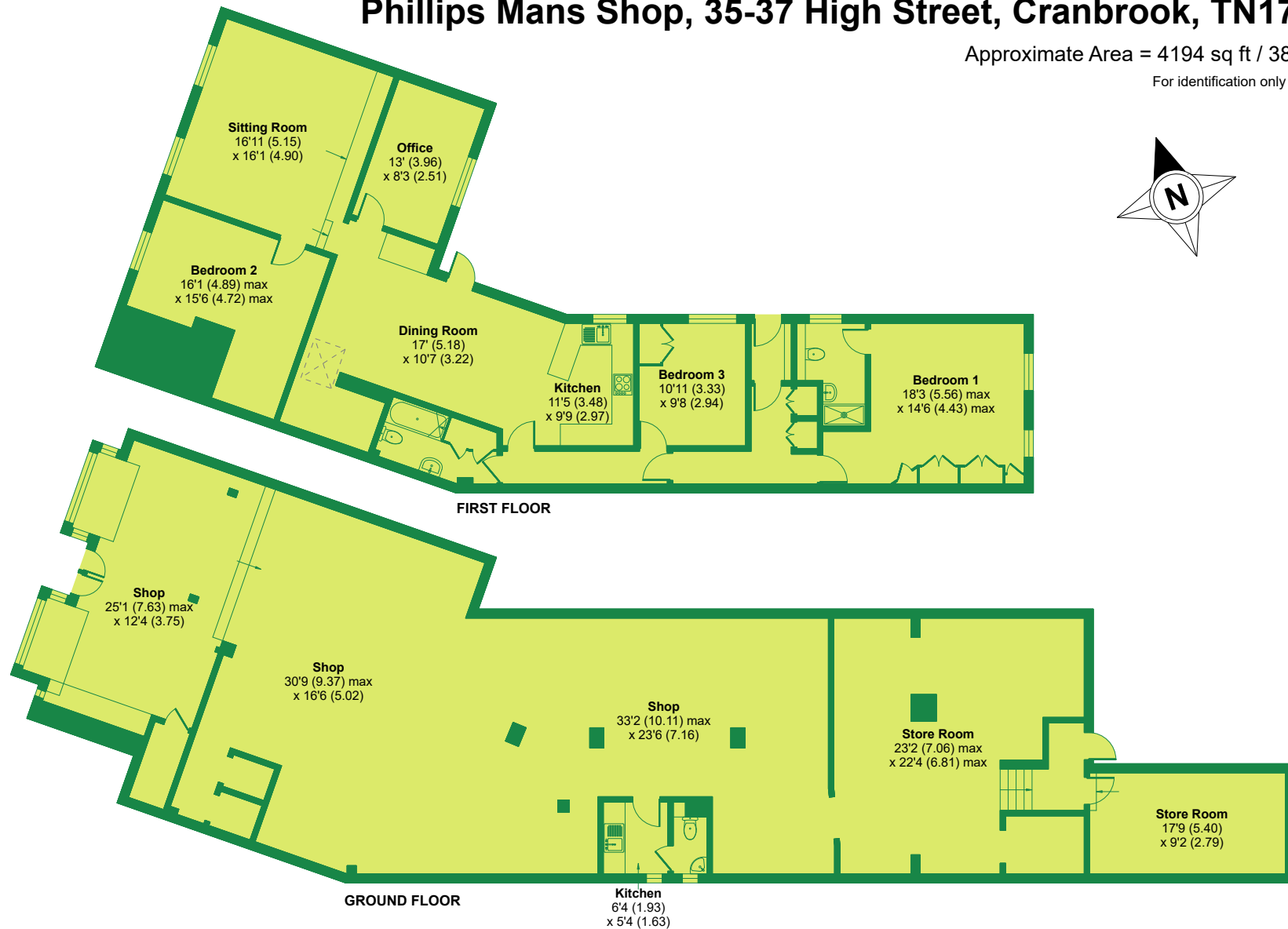
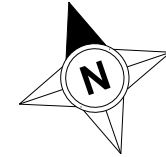
Existing use Class E which incorporates uses such as shops, cafes, restaurants, offices and clinic amongst others.

# FLOOR PLANS

## Phillips Mans Shop, 35-37 High Street, Cranbrook, TN17 3EE

Approximate Area = 4194 sq ft / 389.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Lambert and Foster Ltd. REF: 1262586

## VIEWINGS:

Strictly by appointment with the Agent's  
Cranbrook office 01580 712888  
cranbrook@lambertandfoster.co.uk

**RATAEABLE VALUE:** The ground floor commercial is assigned at a rateable value of £36,500 as at 1st April 2023 to present.

## WHAT3WORDS:

Using the free what What3Words app:  
group:transcribes:grazed

**SERVICES:** Mains electricity, water and drainage.  
Electric night storage and convector heaters.

**LOCAL AUTHORITY:** tunbridgewells.gov.uk

**METHOD OF SALE:** Private Treaty. Freehold. All parts are offered with vacant possession.

## BROADBAND & MOBILE COVERAGE:

Standard and Ultrafast fibre available. Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

**COUNCIL TAX:** TBC

**EPC:** Exempt both commercial and residential

## BUILDING TO THE REAR OF 41 HIGH STREET

**STREET:** A detached brick two storey building. No power, light or water connected. A single parking space.

## 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. 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.

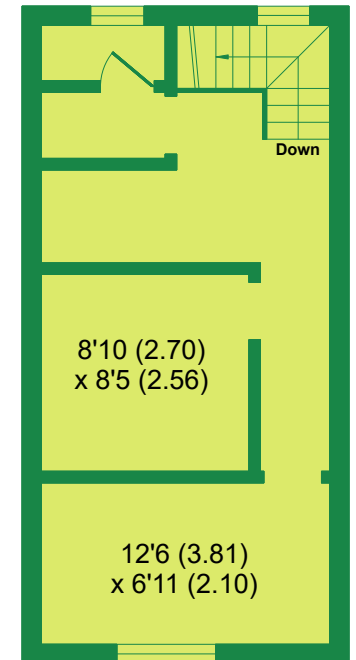
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## Building to the rear of 41 High Street Cranbrook TN17 3EE

Approximate Area = 650 sq ft / 60.4 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





OFFICES LOCATED AT:

**PADDOCK WOOD, KENT**

Tel. 01892 832 325

77 Commercial Road,  
Paddock Wood, Kent TN12 6DS

**WADHURST, EAST SUSSEX**

Tel. 01435 873 999

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

**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



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