



MEDHURST FARM
FOSTEN LANE, BIDDENDEN, KENT TN27 8DZ



**Lambert
& Foster**



CRANBROOK 5 MILES | HEADCORN MLS 6 MILES | TENTERDEN 4.5 MILES | M20 JUNCT 8, 13 MILES | BIDDENDEN HIGH STREET 1.5 MILES

MEDHURST FARM, FOSTEN LANE, BIDDENDEN, KENT TN27 8DZ

First time on the market in 55 years - A fine Grade II Listed farmhouse approached via private drive, standing in and overlooking, to both the front and rear, approximately 18.5 acres of pasture complemented by a range of supporting outbuildings, including a double garage with office above, a twin cartlodge and a detached Dutch barn with prior approval for conversion to a single residential dwelling, all enjoying a rural location with countryside views. Cranbrook School Catchment area.

GUIDE PRICE £1,600,000 FREEHOLD



SITUATION

Medhurst Farm occupies a fine rural location, enjoying countryside views, set off this single track lane on the outskirts of the popular and picturesque Wealden village of Biddenden famed for its Siamese twins Eliza and Mary Chulkhurst (circa 1100), period buildings and Bethersden marble high street. Everyday amenities include a general store with post office, coffee shop, Michelin star West House restaurant, primary school, village hall, tennis courts and bowls club. The market town of Cranbrook and historic Cinque Ports Town of Tenterden provide a comprehensive range of amenities and professional services. Excellent educational facilities within the area in both the state and private sectors include Dulwich School, Cranbrook School, St Ronan's, Hawkhurst and Sutton Valence (schoolsnet.com).

Using what3words rely.relishes.backpack

DESCRIPTION

Medhurst Farm is a beautiful Grade II Listed farmhouse, formally a pair of cottages presenting attractive mixed elevations of brick with burnt headers, mellow tile hanging and exposed timbers with plaster infilling, partial jetted first floor, all set with sealed unit double glazed, multi paned, timber framed casement windows and Mullion windows, beneath a pitched and half hipped tiled roof. Many features indicative of the period include exposed beams and timbers, studwork, inglenook fireplaces and in particular an impressive bread oven in the dining room.

Scope now exists for sympathetic updating of the fixtures and fittings if so desired. In more detail two reception rooms comprise a sitting room with impressive inglenook fireplace with oak bressummer beam housing a wood burning stove, parquet floor, beamed ceiling and a double aspect. A dining room with feature bread oven with exposed brickwork and a double aspect incorporating glazed panel door to the garden. The kitchen is simply fitted with baselevel units and inglenook fireplace, an aspect to rear with views out across the garden and land.

Arranged over the first floor landing are four bedrooms, bedroom one a triple aspects room enjoying fine views, bedroom two with brick fireplace built in wardrobes and fine views. The bathroom is fitted with a coloured suite.



GARDENS & GROUNDS

Medhurst Farm is approached via five bar double gates opening onto a concrete drive leading up to ample vehicular parking and a twin bay oak framed cart lodge with useful under eaves storage.

A detached timber double garage fitted with a pair of double doors, power and light, gardener's cloak/shower room. The external staircase leads up to a first floor insulated office with roofline and dormer windows.

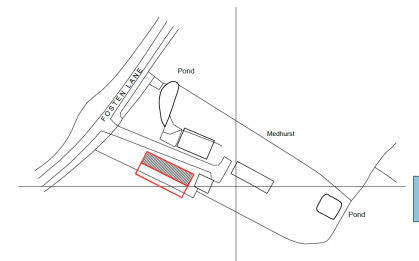
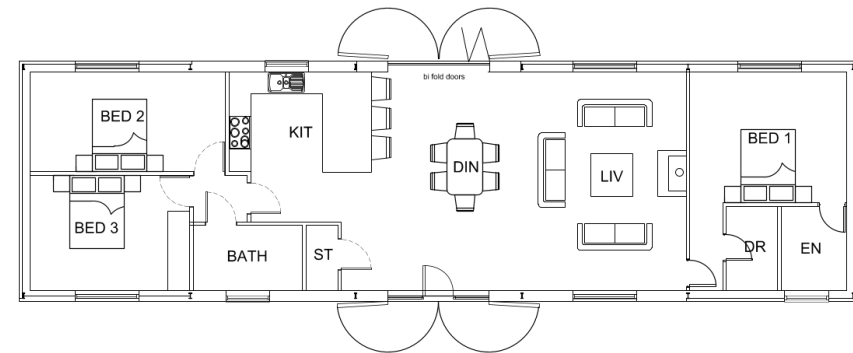
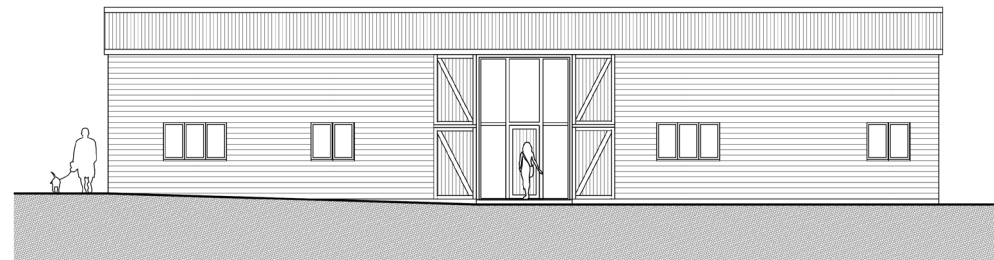
The gardens are a gardener's delight, neatly tended with expanses of lawn, well-stocked flower and rose beds, interspersed with paved and brick edged pathways. Cultivated and rabbit fenced kitchen garden area, poly tunnel, greenhouse and cold frame, an establish pond with trees including Apple and Willow.

MEDHURST BARN

Medhurst Barn is a detached portal framed agricultural building with a consent for change of use to residential. The previously approved plans show for a single storey conversion of the building with large open plan kitchen, dining room and living room with 3 bedrooms, 1 with en-suite facilities, and a separate family bathroom. The developable floor area is 1,442 sq ft / 134 sq m. The barn, once converted, will have great views over farmland to the south.

PLANNING

The farm building benefits from Prior Approval for conversion to a single residential property and was approved by Ashford Borough Council on 22nd June 2026 Ref NOT/2026/0779. Prior approval for the change of use of one agricultural building and land within its curtilage to one dwelling house and associated operational development. A full data pack with full details of the current application is available on request.



bloomfields
CHARTERED TOWN PLANNERS

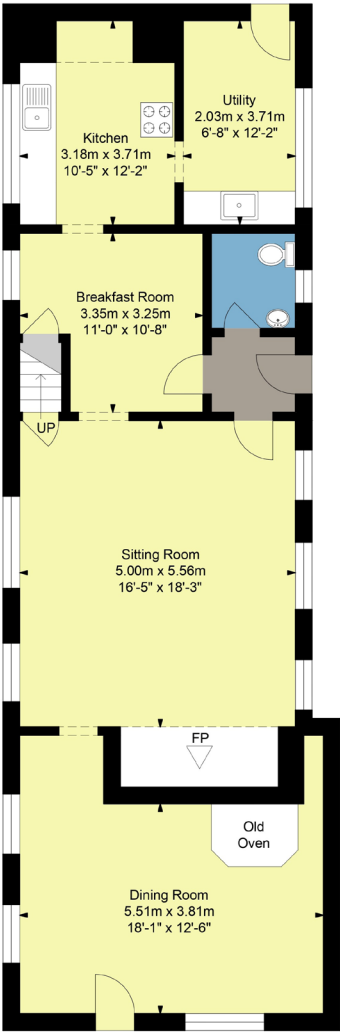
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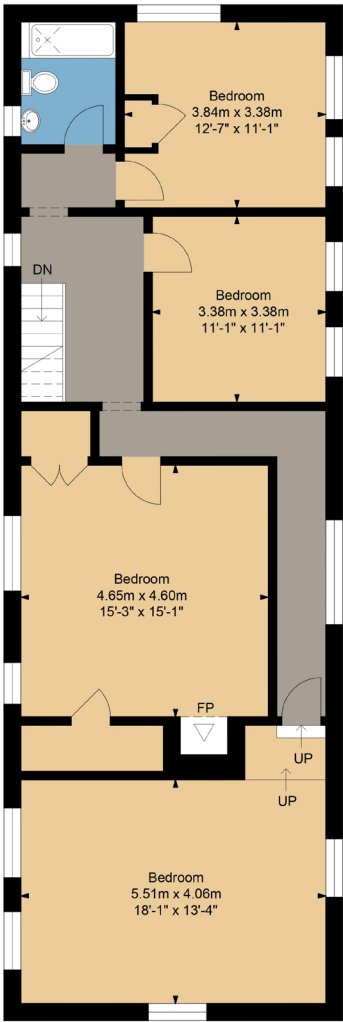
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FLOOR PLANS

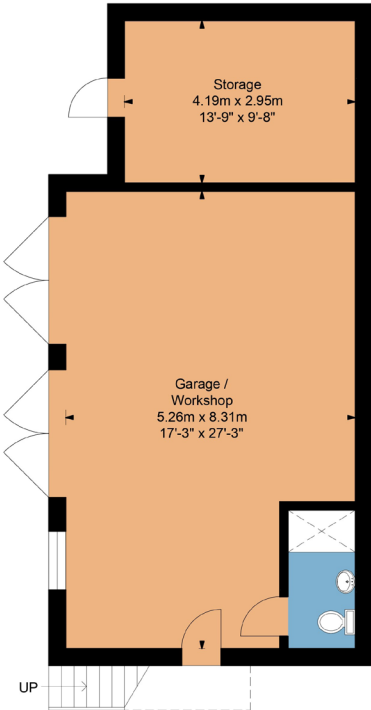
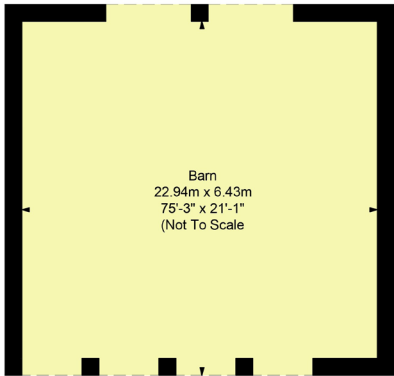
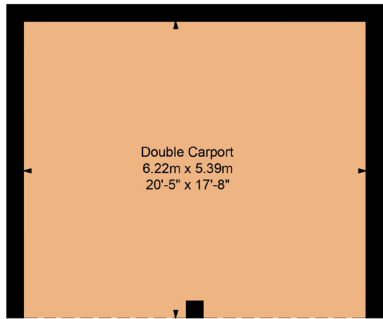
Gross Internal Area (House) : 191.04 sq.m (2056.29 sq.ft)
Gross Internal Area (Garage & Workshop) : 100.33 sq.m (1079.91 sq.ft)



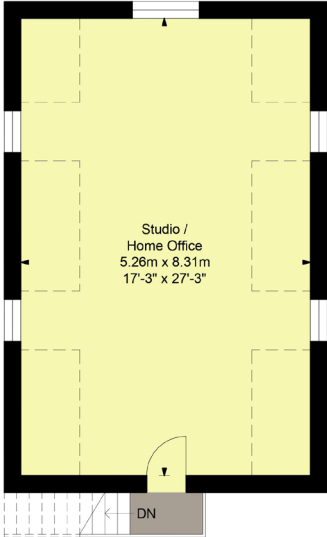
Ground Floor



First Floor



Ground Floor



First Floor

For Identification Purposes Only

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

METHOD OF SALE: For sale as a whole, by private treaty.

TENURE: Freehold.

SERVICES: Mains electricity and water. Oil fired central heating. Private sewage treatment plant.

MOBILE AND INTERNET: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

LOCAL AUTHORITY: Ashford Borough Council ashford.gov.uk

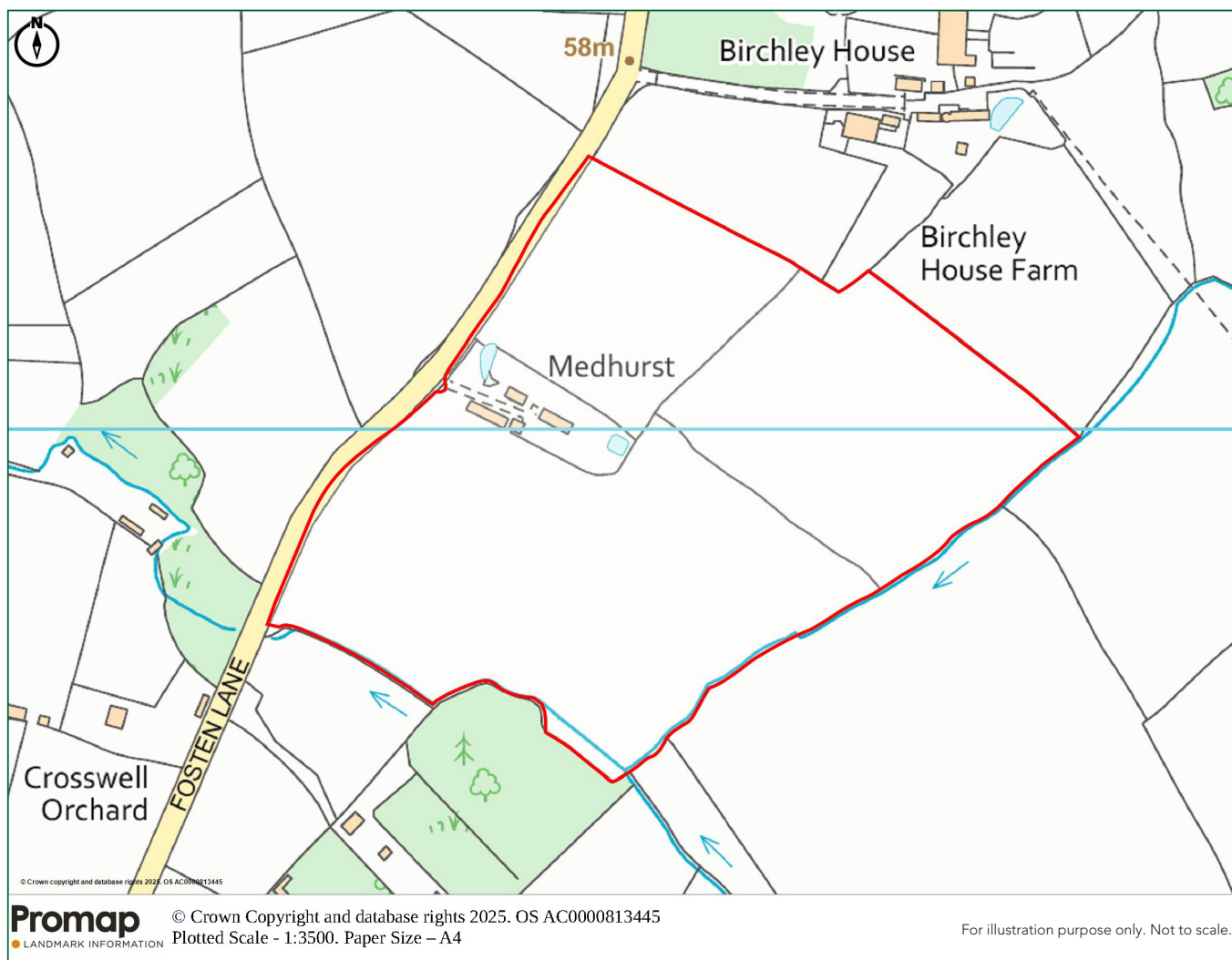
COUNCIL TAX: G

EPC: Exempt - Grade II listed

DIRECTIONS: What3Words - [///rely.relishes.backpack](https://www.what3words.com/rely.relishes.backpack)

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