



Lambert & Foster



2 THE GRANARY

SATINS HILL FARM | FRITTENDEN ROAD | SISSINGHURST | TN17 2AH

Lot 1 - A semi detached conversion of a former granary for updating and improvement, providing three bedrooms, one reception room, kitchen/dining room accommodation, arranged over two floors, complemented by a rear garden and timber outbuildings in various states of repair, all enjoying a semi rural location set within this residential, former farmstead. Cranbrook School catchment area.

Lot 2: A grass paddock located close to 2 The Granary extending to approximately 4.50 acres/1.82 ha

GUIDE PRICES

Lot 1 £395,000

Lot 2 £80,000

Note; No Individual offers for Lot 2 will be considered before a sale is arranged for Lot 1





LOT 1 - 2 THE GRANARY

SATINS HILL FARM, FRITTENDEN ROAD, SISSINGHURST, TN17 2AH

2 The Granary is a semi detached conversion of a former granary building, presenting mixed elevations of render and tile hanging, set with timber framed casement windows, beneath a pitched tiled roof. The property now requires updating and improvement.

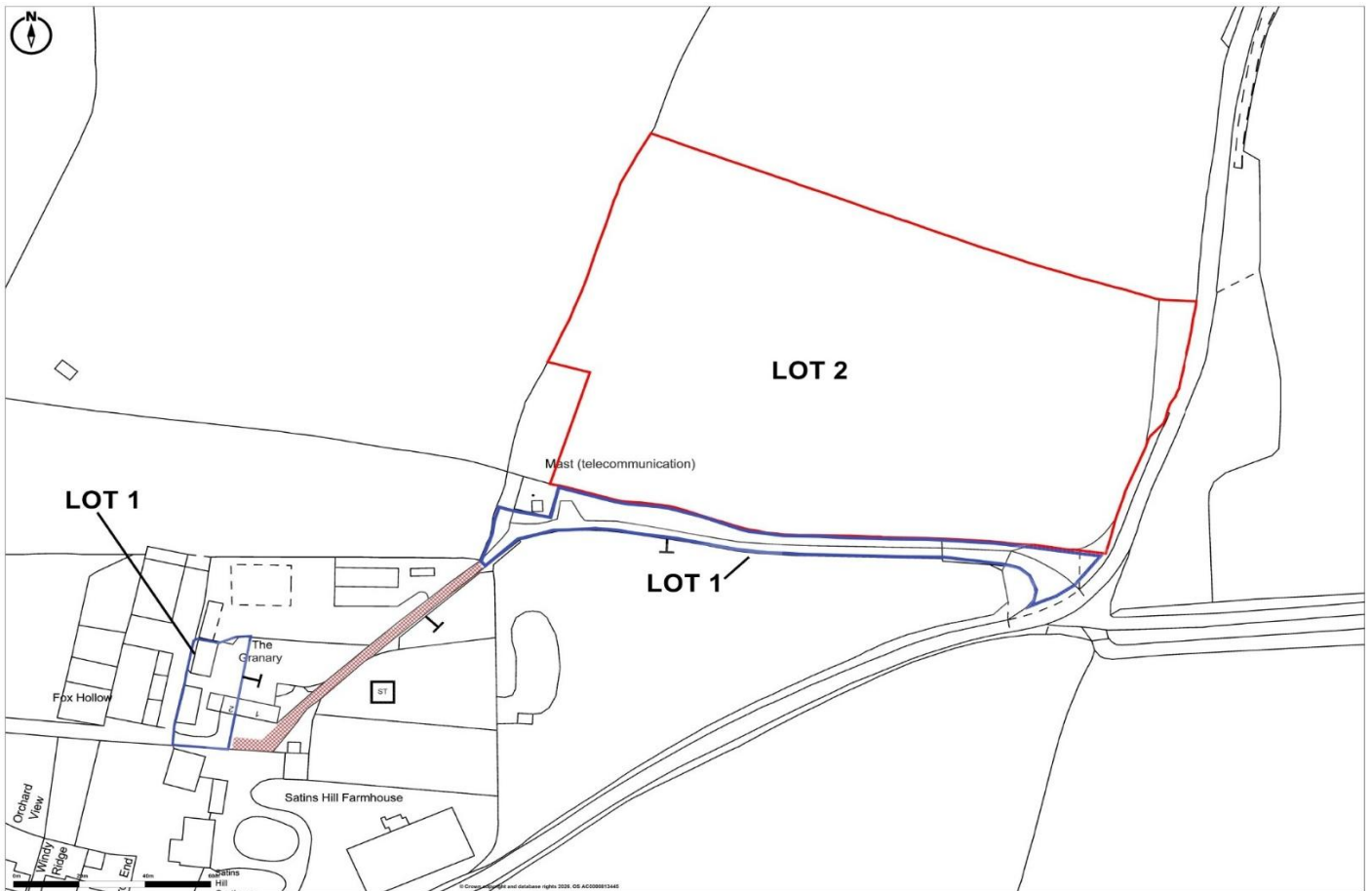
Arranged over two floors the accommodation comprises a kitchen/dining room with simple fitted units and an aspect to rear. A double aspect sitting room overlooks both the front and rear. A rise of stairs lead up to the first floor landing with doors leading off to three bedrooms, incorporating two double rooms and one single room, all served by a bathroom. A pulldown loft ladder provides access to a boarded attic space.

Outside to front is hard standing for approximately 2/3 vehicles. A wooden side gate provides access to a good size rear garden, laid to rough lawn and incorporating a detached timber workshop, fitted with power and light and timber stables incorporating four loose boxes, all in need of repair.

Note: Lot 1 includes the freehold of the driveway shown edged Blue on the sale plan which is subject to a number of rights of access to properties at Satins Hill Farm. The house has a right of way over part of the drive shown coloured brown on the sale plan.

LOT 2 – THE PADDOCK

4.50 acres of agricultural land with access from the shared entrance drive to Satins Hill Farm. No services are connected to the land.



Promap

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- A semi detached former granary for updating and improvement
- Sitting room and kitchen/dining room
- Cloakroom
- First floor landing
- Three bedrooms and a bathroom

- Boarded attic space
- Parking and rear garden
- Timber outbuildings in need up updating
- A grass paddock extending to approximately 4.50 acres by separate negotiation (see plan on the sale particulars)
- Cranbrook School catchment area

VIEWING: By appointment only.
Cranbrook Office: 01580 712888.

WHAT3WORDS: liberty.plot.digested

TENURE: Freehold

SERVICES & UTILITIES for Lot 1:

Electricity supply: Mains

Water supply: Mains

Sewerage: Shared private drainage located in the paddock belonging to adjoining 1 The Granary.

Heating: Oil fired central heating

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band E **EPC:** E (44)

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

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

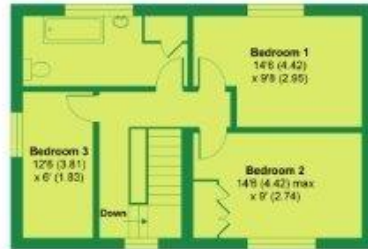
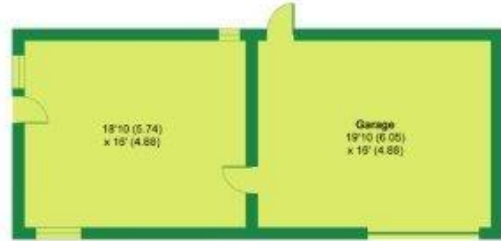
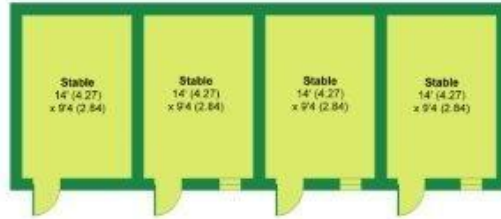
**Satins Hill Farm,
Spongs Lane, Sissinghurst, Cranbrook, TN17**

Approximate Area = 2955 sq ft / 274.5 sq m (includes garage)

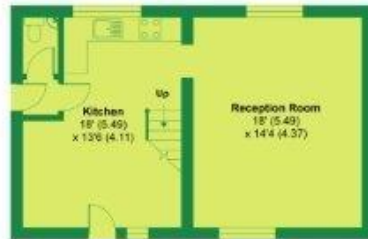
Outbuilding = 564 sq ft / 52.3 sq m

Total = 3519 sq ft / 326.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichroom 2021. Produced for Lambert and Foster Ltd. REF: 725802

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, 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. Prospective purchasers must satisfy themselves as to the information enclosed.

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Wadhurst, East Sussex TN5 6AA

HYTHE, KENT
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Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT
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