



HOMESTEAD FARM  
PALMERS GREEN LANE | BRENCHLEY | KENT | TN12 7BH  
Guide Price £1,250,000



**Lambert  
& Foster**

## HOMESTEAD FARM, PALMERS GREEN LANE, BRENCHLEY, KENT TN12 7BH

A rare opportunity to purchase an attractive residential farm in a sought after location with far reaching views on the rural outskirts of Brenchley, comprising a detached 3-bed farmhouse with a range of adaptable farm buildings with potential, in farmland extending to 10.69 acres (4.85 Hectares).

ROYAL TUNBRIDGE WELLS 8 MILES | PADDOCK WOOD RAILWAY STATION 3 MILES | TONBRIDGE 8.3 MILES



### DESCRIPTION

Homestead Farm is a small residential farm located in Palmers Green Lane on the outskirts of the sought after village of Brenchley in Kent. The house is an attractive brick and tile property with tile hung elevations in an elevated position with views over its own farmland and beyond. Adjacent to the house but separately accessed are a range of farm buildings.

Homestead Farm is some 3 miles distant from the town of Paddock Wood offering extensive local amenities including a mainline rail connection to central London in about an hour.

More extensive social, recreational and educational amenities are in Tunbridge Wells, some 8 miles distant, including an excellent selection of state and private schools.

### FARMLAND

This is within the view of the house encircling it on its southern side. It extends in all to some 10.69 acres, laid to gently sloping pasture with a separate gated entrance off the lane.



## THE FARMHOUSE

The house is a well proportioned family home with 3 double bedrooms offering flexible accommodation in an elevated location. The immediate garden extends to about 0.8 acres, mainly laid to lawn, and to the side of the property there is a detached double garage and plenty of off-road parking.

The accommodation comprises:

Ground Floor: Hall, Kitchen, Dining Room, Boiler Room/Utility, Cloakroom and Living Room.

First Floor: Landing, 3 double bedrooms with one having en-suite bath and wash handbasin and a Family Bathroom.

The house would benefit from modernisation and updating throughout but offers the potential to extend, subject to the necessary planning permissions being obtained.

## SERVICES

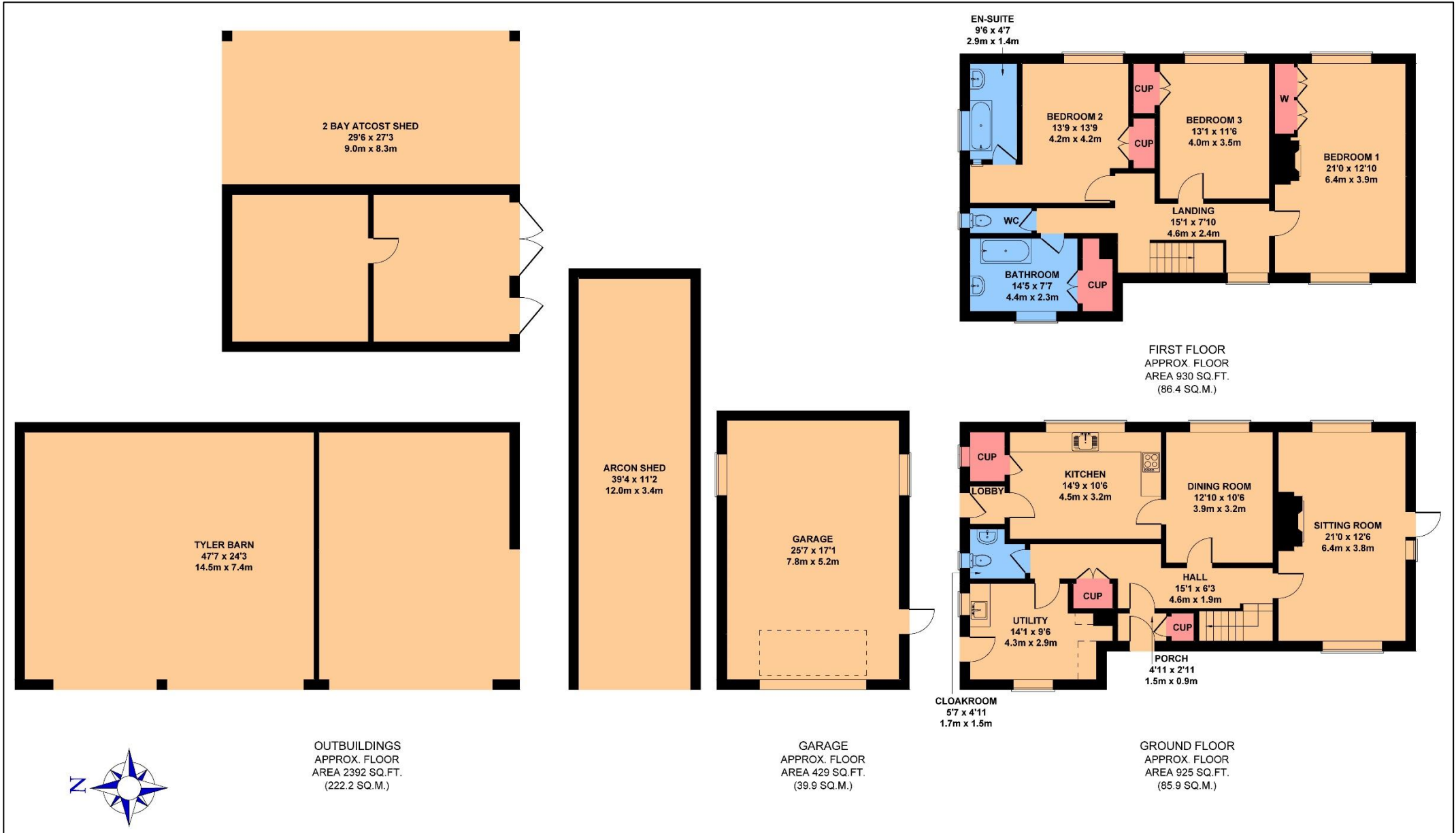
Oil fired central heating with mains water supply and private drainage services connected but not tested.

## FARM BUILDINGS

These are located off a secondary access from Palmers Green Lane, leading through the yard within which are located a number of buildings.

1. The 2-bay Atcost portal frame shed (9m x 8.3m). With one of the bays adapted for stabling.
2. The Tyler Barn, a 3-bay concrete portal frame agricultural building (14.5m x 7.4m).
3. A block/corrugated iron shed in need of repair.
4. An Arcon store (12m x 5.35m).





## FLOORPLANS

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

## DIRECTIONS

From Paddock Wood, head south along Mascalls Court Road for 0.9 miles, before bearing right onto Mile Oak Road. After a further 0.9 miles you will reach the crossroads at the top of the hill, then turn left passing the viewpoint and Palmers Green Lane will be found after about half a mile on the right hand side. The entrance to Homestead Farm is a short distance down the lane on the left hand side.

## GENERAL

COUNCIL TAX: Band G

EPC: F(32)

WHAT3WORDS: The entrance to the driveway from Palmers Green Lane is located at [lifted.giggle.establish](https://www.what3words.com/lifted.giggle.establish)

TENURE: Freehold

LOCAL AUTHORITY: Tunbridge Wells Borough Council (01892 526121) – Mount Pleasant Road, Royal Tunbridge Wells, TN1 1RS

AGENTS NOTE: The sellers will reserve overage in respect of any future residential planning permission granted for the development of the buildings and yard area only reserving 30% of any uplift in value if a change or use or planning permission is granted within 15 years of completion. Further details on request.

## VIEWINGS

Strictly by appointment only with the selling agent's Paddock Wood office on 01892 832325. Contact Max Webber or Will Jex for further information.

## 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.

## ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti 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.





**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.



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