EQUUS

Country & Equestrian



MILL HOUSE BARN

MILL HOUSE BARN, Powder Mill Lane, Southborough, Tunbridge Wells, Kent TN4 9EG





A countryside gem with equestrian opportunities! Detached 3 bedroom barn conversion set in 13 acres (*TBV) of mainly pasture with a range of farm buildings, with further detached unconverted weatherboard barn still retaining beautiful structural timbers and presenting good opportunities for those wishing to create ancillary annexe accommodation (subject to permissions). Further versatile agricultural barn offers excellent scope to adapt to include stabling plus ample space to add a riding arena within the grounds (subject to permissions).

The property is set in a rural enclave at the end of a no through lane away from busy traffic and approached from a private driveway shared with one other property. Extensive parking areas suitable for vehicles and a horse box. A second vehicle entrance leads to where the large steel framed agricultural barn is situated which has block walls, two lockable storage areas and central main open area ideal for incorporating internal stabling and facilities. The property is also close to public footpaths offering miles of country walks and riding.

Summary of ACCOMMODATION (refer to the floor plan). Sitting room (inglenook fireplace), Conservatory, study, Kitchen/dining room, Utility room, Cloakroom, Principal bedroom with en suite shower room, 2 further double bedroom, Family bathroom.

The property has been sympathetically restored and extended for modern day living with limed exposed beams. Though recently refurbished by the current owner the whole would benefit from further work to enhance it. All rooms enjoy an attractive outlook over the gardens which include a mix of lawn and orchard enclosed by fencing and hedges and a superb terrace faces south-west and spans the length of the house. To the rear boundary is a picturesque stream adding another attractive feature to the surroundings. NO CHAIN. eip.

LOCATION & AREA AWAREMNESS

The property occupies a unique location being rural but not isolated within a mile of Southborough High Street with it's local shops and Primary and Secondary Schools along with picturesque cricket green and Common. The larger centres of Tunbridge Wells and Tonbridge offer a more comprehensive range of shopping including supermarkets, boutiques, department stores and restaurants. The area is renowned for an excellent choice of private and state schools including a number of Grammar schools for both boys and girls. The property is superbly placed for access to mainline stations at High Brooms, Tonbridge and Tunbridge Wells offering services into London from 30 minutes, as well as the A21 with links to the M25 motorway network

OUTBUILDINGS

BARN - see the floorplan -Located on the drive and to the front of the property. Of mixed construction but mainly timber framed with a tiled roof (currently used for dry storage (power and lighting connected), split into areas with one side having three up and over doors for vehicle access, a workshop, storage space and built in wine store.

AGRICULTURAL BARN - located adjacent to the second entrance. Steel framed with block walls, two lockable storage area at each end and one main open area suitable for livestock or converting to include stables.

LAND & GARDENS

The whole site is just under 13 (12.969) acres *TBV and is on two titles. *The acreage and land shown or stated on any map, plan or particulars is TBV (To Be Verified). This means the land has not been formally measured or verified by Equus or the sellers. A Title Plan from the Land Registry will be available, where possible, showing the boundary and stated acreage. Interested parties wishing to verify the exact area should make their own enquiries via their solicitor and, if required, commission a suitably qualified professional to undertake a formal measurement.

MATERIAL INFORMATION & SERVICES

TENURE: Freehold
PROPERTY TYPE: Detached
PROPERTY CONSTRUCTION: Brick and Kent Roof tiles
NUMBER & TYPE OF ROOM/S: see attached floor plans.
PARKING: Multiple off road











LOCAL AUTHORITY: Tunbridge Wells / TAX BAND: E
EPC RATING: E 48/67 Certificate number 2110-2317-1090-0204-6691. Full ratings & advisories/estimated costs are now online at the .gov web site:
https://find-energy-certificate.digital.communities.gov.uk/

SERVICES
HEATING: Propane gas / underground tank.
SOLAR: on roof / owned outright. Full details available on request.
SEWAGE: Septic tank.
WATER SUPPLY: Mains / ELECTRICITY SUPPLY: Mains.
MOBILE COVERAGE: Good / Vodafone hub.

HELPFUL WEBSITE LINKS
We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:
www.goodschoolsguide.co.uk | www.homecheck.co.uk | www.floodrisk.co.uk | www.environment-agency.gov.uk - www.landregistry.gov.uk | www.homeoffice.gov.uk | www.ukradon.org
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VIEWING ARRANGEMENTS
All Viewings are strictly by Appointment with the Vendors' Agent
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E: sales@equusproperty.co.uk
W: www.equusproperty.co.uk
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Guide price £950,000







Mill Farm Barn, TN4

Approximate Gross Internal Area = 163 sq m / 1756 sq ft
Approximate Garage Internal Area = 61 sq m / 654 sq ft
Approximate Outbuilding Internal Area = 58 sq m / 621 sq ft
Approximate Total Internal Area = 282 sq m / 3031 sq ft



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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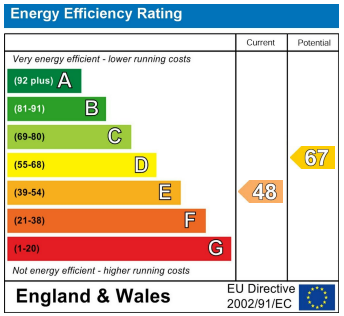

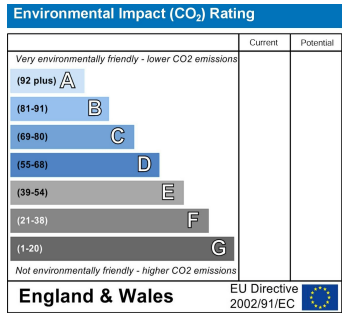

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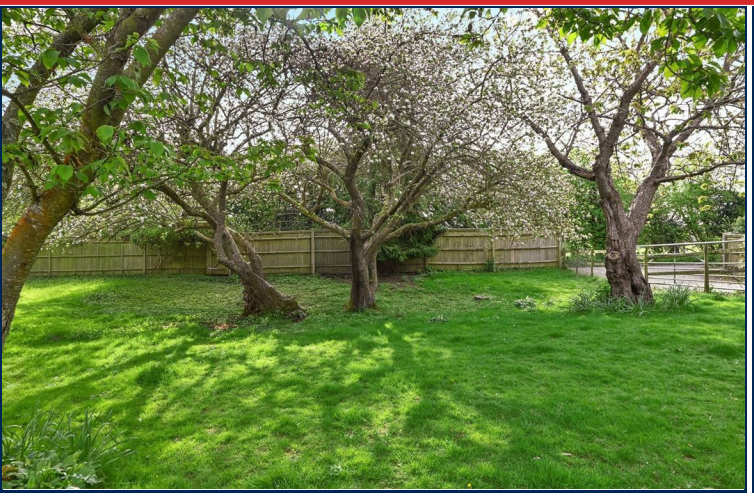


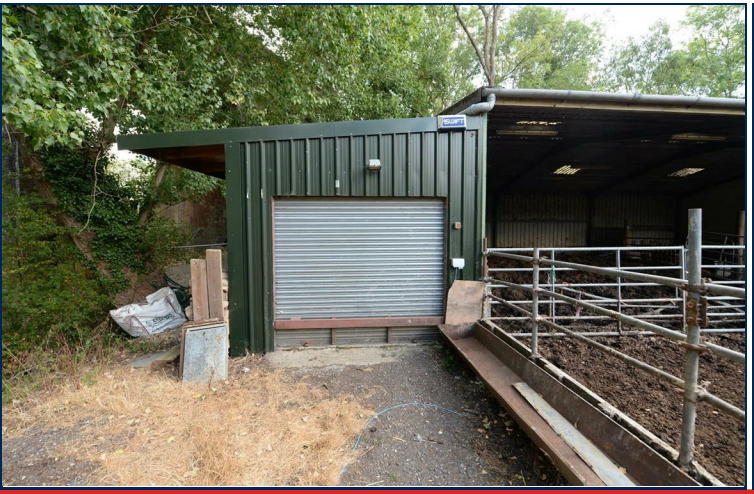



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