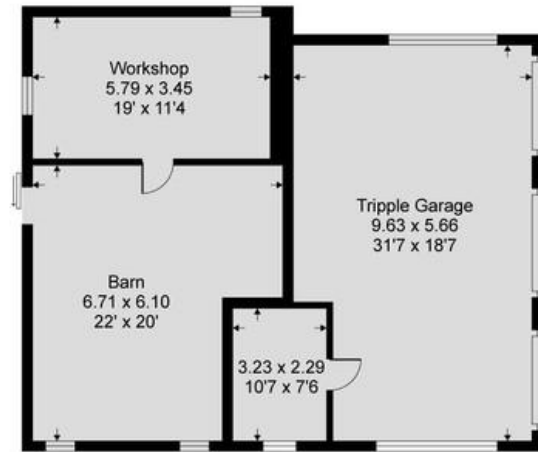


Mill Farm Barn, TN4

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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Mill House Barn, Powder Mill Lane

Tunbridge Wells, TN4 9EG

SUMNER PRIDHAM

Mill House Barn comprises of a sympathetically converted and extended single storey former livestock barn plus an adjacent traditional weatherboarded unconverted barn offering huge potential for a separate residence either for occupation or letting, subject to consents. It's a perfect location for those seeking rural countryside setting yet require the benefits of a towns infrastructure including access to a mainline station 1.1 miles away.

Hall, Cloakroom, Kitchen/dining Room, Utility Room, Study, Sitting Room, Conservatory, 2 Bedrooms, Bathroom, Vaulted Ceiling Master Bedroom with ensuite Shower Room, Gas Fired Central Heating, Double Glazed Windows, Solar Panels, good sized Garden.

Adjacent separate detached Unconverted Barn and three car garage, long driveway approach with Multiple Off-Road Parking opportunities.

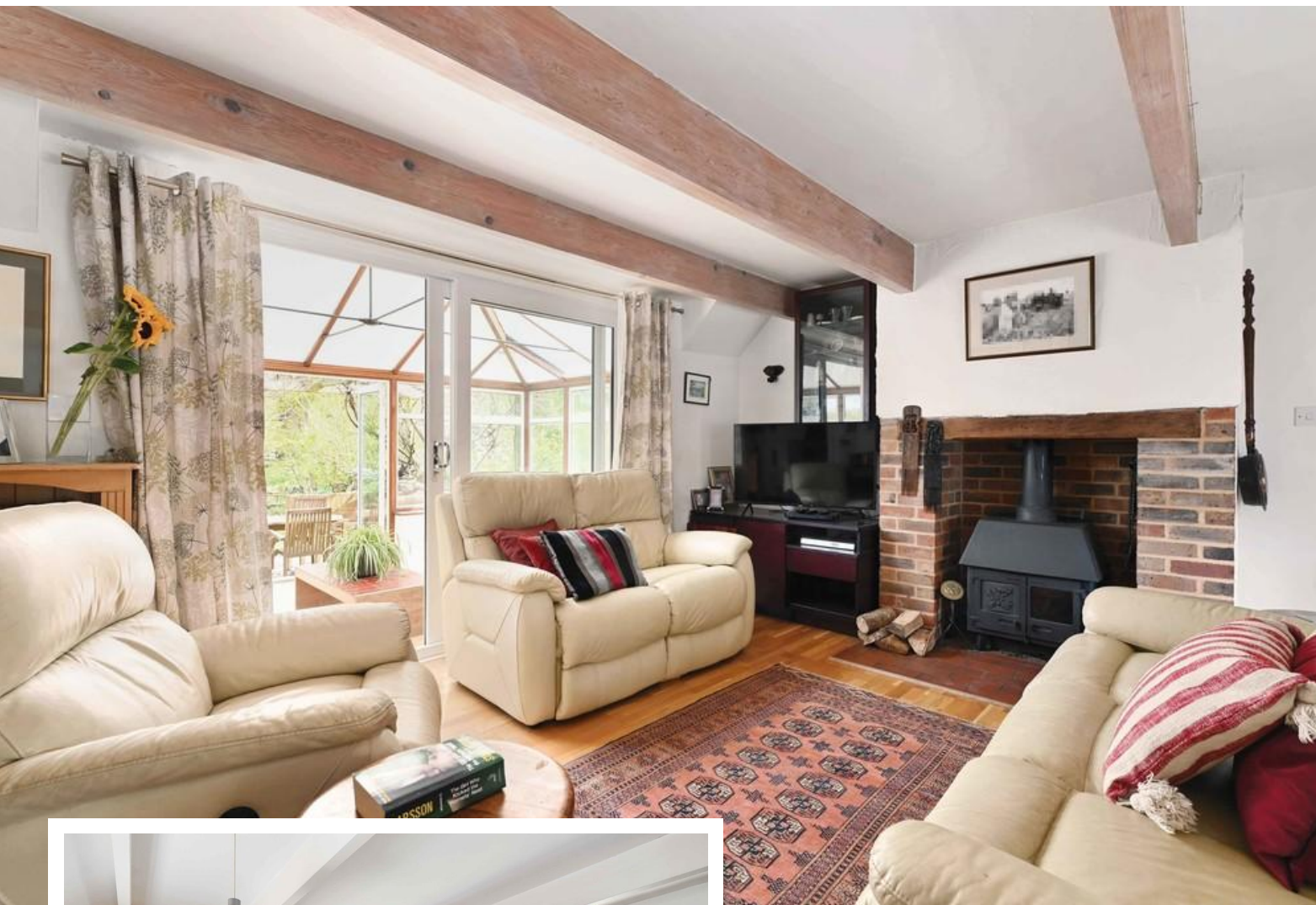
Guide Price £900,000 Freehold



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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Property Description

◆ A converted and extended single storey barn with painted brick elevations under a mellow tiled roof with most rooms enjoying an attractive outlook over its garden and countryside setting.

◆ Adjacent traditional weatherboarded barn retaining many of its beautiful structural timbers and offering an exciting project for those wishing to convert it to alternative use, subject to consent, currently being used for dry storage with more rent extension. Power and light connected

◆ Mill House Barn has been sympathetically restored for modern day living with wooden flooring and featuring limed exposed beams.

◆ Spacious hall leads into a dual aspect kitchen/dining room with fitted worksurfaces arranged over 3 walls, ceramic hob and eye level grill and oven, stainless steel sink and drainer beneath a window overlooking the rear garden, integrated dishwasher.

◆ Adjacent boot/utility room with access to both the front and rear of the property fitted with a wooden worksurface butler sink, plumbing for washing machine and storage cupboard.

◆ Sliding glazed door from the hall leads into a study with views over the garden and an internal window through to the



main reception room.

◆ The sitting room features a brick inglenook style fireplace with wood burner, oak Bessemer and brick hearth, window to front and sliding glazed door to a conservatory with windows and glazed doors to the garden.

◆ Multipaned door leads to a wing giving access to 2 double bedrooms with fitted wardrobes, both with views over the rear garden.

◆ Bathroom with low level WC, bidet, wash basin, bath, and window.

◆ The principal bedroom is a fabulous room with a vaulted ceiling, exposed timbers and french doors leading out to the garden, good range of fitted wardrobe cupboards and the room enjoys a triple aspect outlook.

◆ Ensuite shower room with shower cubicle, low level WC, pedestal washbasin and window to the rear.

Outside

◆ A gate off Powder Mill Lane leads into a long drive to Mill House Farm and Mill House Barn.

◆ There is ample room for parking and turning space for both barns

◆ The gardens lay to the side and rear and compliment the surroundings being a mix of lawn and orchard with a combination of fenced and natural boundaries.

◆ A stream runs along the bottom boundary and is another attractive added feature to the surroundings.

Location

◆ Mill House Barn is located near to the end of Powder Mill Lane (no through road) and therefore away from any busy traffic,

◆ Rural but not isolated location within a mile of Southborough High Street plus local Primary and Secondary Schools, High Brooms Station is just over half a mile away.

◆ Tunbridge Wells town centre and mainline station are just over 2 miles away.

Practicalities

◆ Fitted with solar panels.

Viewing

Strictly by appointment only through sole agents Sumner Pridham info@sumnerpridham.co.uk 01892 516615

