



Clayhill Farm

Clayhill Road, Lamberhurst, Kent, TN3 8AZ

Batcheller
Monkhouse

Our Corner of England

Clayhill Farm

An attractive grassland farm with some arable and areas of woodland measuring approximately 138.23 acres. The farm is situated in a secluded rural location with its own lake set down a private drive at the end of which is a farmhouse and detached annexe. Outbuildings include a fishing lodge and an extensive range of farm buildings totalling just over 17,000

Sq Ft.

Farmhouse

- Entrance Hall
- Vaulted Open Plan Sitting Room and Dining Room
- Mezzanine Office and Study Area
- Kitchen/Breakfast Room
- Garden Room
- Main Bedroom En Suite Bathroom
- 3 En Suite Double Bedrooms
- Family Shower room
- Shower Room

Annexe/Cottage

- Open Plan Kitchen Breakfast/ Dining and Sitting Room
- Utility Room
- Boot Room
- Shower Room
- Two Double Bedrooms

Fishing Lodge

- Lodge room with Kitchen Area
- Shower and WC

Farm Buildings

- Machinery and Hay Barn
- Feed Store
- Main Barn with Internal Workshop and Office

Land

- Grassland - 87.93 Acres
- Woodland - 40.82 Acres
- Gardens & Lake - 9.48 Acres
- Entry and Higher level Stewardship renewed annually
- Basic Payment Scheme information available by request



DESCRIPTION

Clayhill Farm is situated in an attractive rural location with the majority of the land made up of grassland and woodland, in all adding up to approximately 138 acres. The house and annexe provide excellent accommodation situated in gardens and grounds with views over the lake. The main farm buildings are made up of a machinery and hay store, a feed store and main barn.

• FARMHOUSE.

Offers a flexible layout with the potential to further develop the house with the main accommodation consisting of an impressive vaulted **sitting room and dining room** with exposed oak beams and exceptional views over the garden to the lake beyond. There is also a **mezzanine study** level. Off the dining area are two rooms, the first a fully equipped dual aspect **kitchen breakfast room** with Electric 4 oven AGA, granite work surfaces and under floor heating and the second is a triple aspect **garden room** with access to the paved terrace again with views over the lake. The sleeping arrangements consist of the **master bedroom suite** bathroom and fitted cupboards and a further **two double en suite bedrooms** and a further **ensuite loft double bedroom** accessed via a staircase from the sitting room.

• ANNEXE/COTTAGE

The garage block was converted into residential usage over ten years ago and boasts an open plan **kitchen/dining and sitting room** with a wood burning stove. There is a useful **utility room** a separate **boot room** and a **family shower room**. Upstairs there are **two double bedrooms**.

• FISHING LODGE

Situated on the west side of the lake with woodland behind and away from the house with its own separate access from the main driveway culminating in a parking area. The Lodge comprises an open plan room with a **kitchenette** and a **shower room** and **separate WC**. Outside The Lodge has partially covered decked terrace directly onto and overlooking the lake.



• **GARDENS AND GROUNDS**

Outside the house is approached over its private driveway running between the side of the lake and woodland opposite with delightful views towards the house on the approach. To the rear of the house is a paved parking area for several cars. The house and annexe are situated in their own gardens which are mainly laid to lawn and enclosed by hedgerows and wooden post and rail fencing. To the rear and sides of the house is a large paved terrace enclosed by raised brick beds and fabulous views over the lake, woodland and countryside beyond. There is an oak framed **gazebo** with tiled roof again with views over the lake.

LAND AND FARM BUILDINGS

• **LAND**

The land is made up of a mix of grassland pasture and woodland with the majority of the land set to grassland made up of six blocks of pasture measuring approximately 87 acres. There are two main areas of ancient and semi-natural woodland totalling approximately 18 acres and 17 acres with smaller areas of woodland interspersed throughout the farm.

• **FARM BUILDINGS**

The modern farm buildings comprise the **main barn** measuring approximately 240' in length with large vehicle access at each end and separate access to the side. Within the main barn is a workshop and mezzanine level divided into 3 rooms. Recently installed on the roof is a 8KW solar system with battery storage. The **machinery and hay barn** which is open sided with an attached log store and a **grain and feed store** with farm vehicle access at one end and to the side.

AMENITIES

Local: Clayhill Farm is located 1.8 miles from the village of Lamberhurst with its Village Green, primary school, local shop, pubs and restaurants.

Towns: Wadhurst (4.2 miles) and Tunbridge Wells (6 miles) for a more extensive range of shopping and recreational facilities.

Transport: Frant station (4 miles), Wadhurst station (5.1 miles), Tunbridge Wells station (6.2 miles). Gatwick airport (38 miles). A21 (1.1 miles)

Schools: Lamberhurst Primary School, Kent Grammar schools, Wadhurst Community college, Marlborough House and St Ronan's at Hawkhurst, Vinehall at Robertsbridge

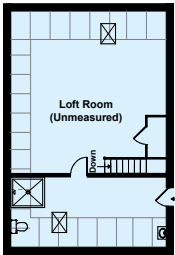
Leisure: Bewl Water for sailing, fishing, walking and riding; Bateman's, Scotney Castle, Sissinghurst Gardens (National Trust), Lamberhurst Golf Club.



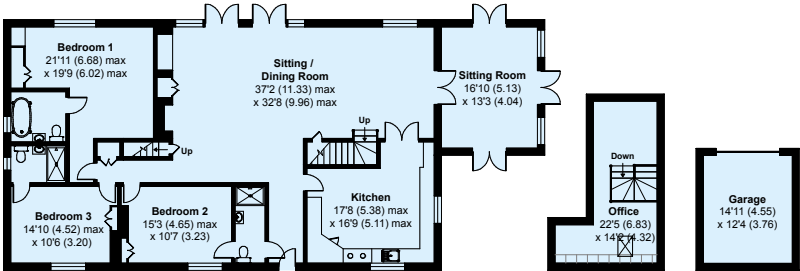
Clayhill Farm, Clayhill Road, Lamberhurst, Tunbridge Wells, TN3 8AZ

Approximate Area = 2399 sq ft / 222.8 sq m (excludes garage & loft room)

For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR

MEZZANINE



Certified Property Measurer

This floor plan was constructed using measurements provided to ©richroom 2024 by a third party. Produced for Batcheller Monkhouse. REF: 917584



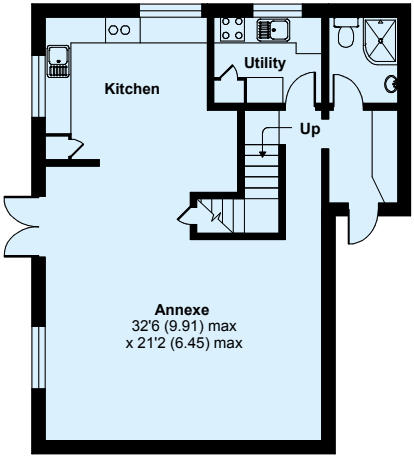
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Approximate Area = 1033 sq ft / 95.9 sq m

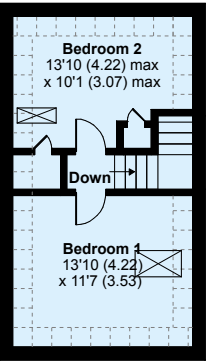
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Denotes restricted head height



ANNEXE
GROUND FLOOR



ANNEXE
FIRST FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richroom 2022. Produced for Batcheller Monkhouse. REF: 917584



DIRECTIONS

From the cross roads at Hook Green (Elephants Head Pub) turn into Clayhill road and proceed for 0.6 of mile passing Mount Pleasant Road. Proceed for a further 0.2 miles and the entrance to Clayhill Farm will be found on your Right.

What3Words: ///duke.broadcast.treatable

Additional Information

Agents Notes:

There is an Agricultural Occupancy Condition (AOC) in place for Clayhill Farm. A footpath starts from Clayhill Road and splits into two and runs through the farm. For further information regarding Entry and Higher level Stewardship and Basic Payment Scheme as well as timings of the sale please contact the office.

Local Authority: Tunbridge Wells 01892 526121 www.tunbridgewells.gov.uk

Services (not checked or tested): Mains water, electricity, oil fired central heating and private drainage.

Links: www.environment-agency.gov.uk, www.highways.gov.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number K433207

EPC: EPC rating D

Council Tax Band: G

GUIDE PRICE £3,250,000

Viewings

For an appointment to view please contact our Tunbridge Wells Office, telephone 01892 512020

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

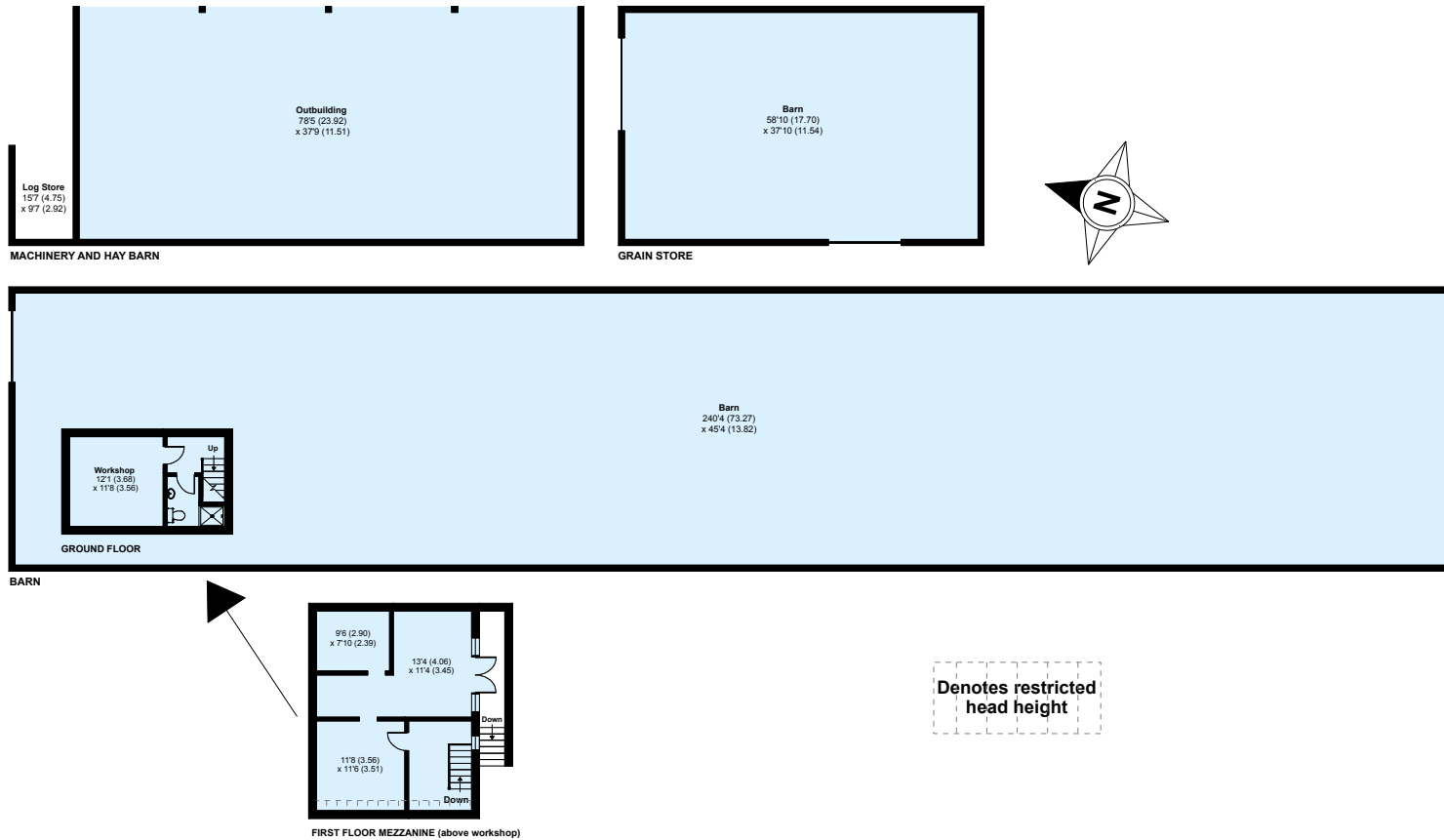
Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

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Approximate Area = 17249 sq ft / 1602.4 sq m

For identification only - Not to scale



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NOTE:

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4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

