

Manor Farm, Frittenden, Cranbrook, Kent

Strutt & Parker

Land and property. Since 1885.



Grade II listed farmhouse and cottage | Unconverted oast and barn
A further range of farm buildings | Pasture, woodland and ponds
About 141 acres (57 ha) in total | For sale as a whole or in two lots

Guide prices: Lot 1 - £1,950,000, Lot 2 - £ 1,049,999,
The whole - £ 2,999,999

A wonderful ring-fenced residential farm with charming farmhouse in need of modernisation at its heart and a fantastic collection of supporting buildings and surrounding land

Headcorn 2.8 miles, Staplehurst 3 miles (London Bridge, Charing Cross & Cannon Street), Cranbrook 4.5 miles, Tunbridge Wells 17.6 miles, Central London 58.5 miles
(All distances are approximate)

Situation

This attractive farm sits in a rural location on the eastern edge of the picturesque village of Frittenden in a popular part of Kent. Frittenden offers great amenities including the popular Bell and Jorrock pub, church, village store and primary school.

The village community supports many clubs and societies and popular events in the village hall. More comprehensive shopping can be found in the nearby Wealden town of Cranbrook renowned for its eclectic mix of shops, café's, restaurants and boutiques.

Headcorn and Staplehurst stations have fast and frequent services to London Charing Cross/Cannon Street and London Bridge in about 50 to 60 minutes and a high speed service runs from Ashford to London St Pancras in about 37 minutes.

Sporting and Recreation

The village of Frittenden is surrounded by numerous sporting and recreation opportunities including Sissinghurst and Leeds Castles, Chart Hills and Cranbrook Golf Clubs, and a number of popular farm shops.

Schools

There are a great selection of excellent schools locally including Frittenden Primary School, Cranbrook School and Bethany and for secondary schools Benenden, St Ronans and Dulwich School. More details can be obtained by visiting the website www.kent.gov.uk



Manor Farm

Manor Farm is a lovely traditional Wealden residential farm providing an exciting opportunity to update and improve an existing set up. The farm has previously provided a number of leisure activities which were successful due to its convenient location.

Lot 1 - Manor Farmhouse, Manor Cottage, Stables and a collection of farm buildings, about 20.23 acres

Manor Farmhouse

The Grade II listed timber framed Wealdon farmhouse dates back to the late thirteenth century with later additions. It comprises an entrance porch, entrance hall, three reception rooms, kitchen/breakfast room and utility room on the ground floor with three double bedrooms, a single bedroom, a WC and family bathroom on the first floor; there is a room in the attic together with loft space.

Manor Farm Cottage

The adjoining cottage comprises a sitting room, dining room and kitchen on the ground floor. There are two bedrooms and a bathroom on the first floor with a separate outhouse WC in the garden.









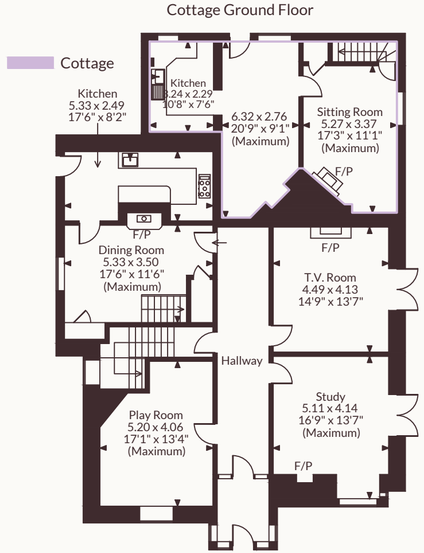


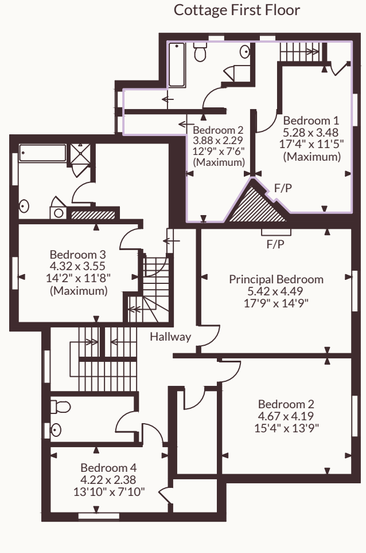


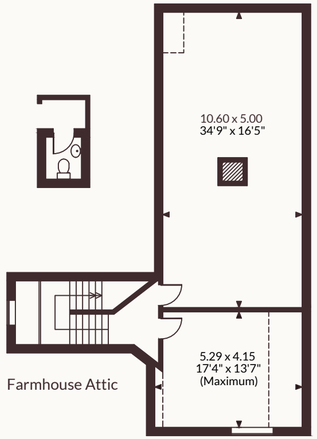




Approximate Floor Area
Main House = 3,436 sq ft (319 sq m)
Cottage = 931 sq ft (86 sq m)
External W.C = 21 sq ft (2 sq m)
Total = 4,388 sq ft (407 sq m)







Denotes restricted head height

For illustrative purposes only - not to scale



Garden

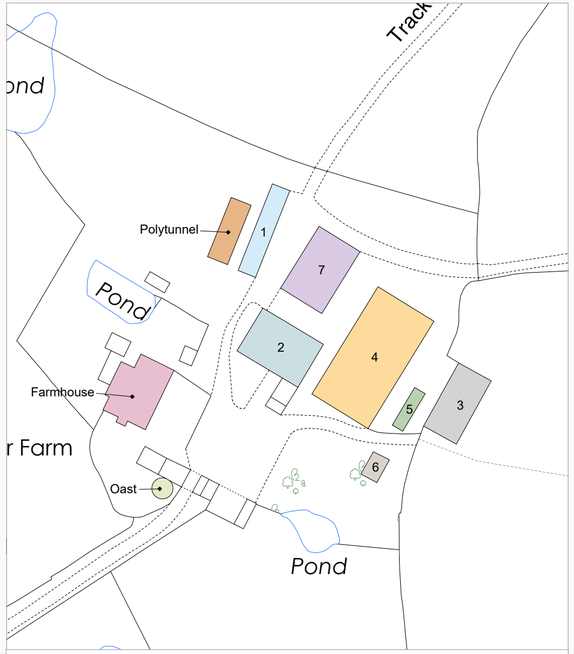
There is a lawned garden which surrounds the house and cottage with mature shrubs and hedges.

Outbuildings

There is a lovely Grade II listed oast and cart barn with overpass link between them straddling the drive. This property has a lapsed planning consent to convert into two dwellings.

There are a number of additional outbuildings as per the table below. These outbuildings offer great opportunity for diversification.

1. Timber Stables	24m x 3.7m	Timber construction on a concrete plinth including six stables and a tack room
2. The Tractor Shed	18m x 12.2m	Of concrete portal frame construction, fully enclosed with block walls under a pitched corrugated fibre cement roof. One bay of the building is two storey with the upper floor used for storage. The building has a concrete floor.
3. The Cattle Shed	18.5m x 12m	A four bay steel portal frame building with open sides and a chalk floor, under a corrugated fibre cement roof.
4. The Sheep Shed	31.5m x 16.8m	A seven bay steel portal frame building with part block walls and Yorkshire boarding to eaves, under a corrugated fibre cement roof with chalk floor.
5. Mobile Home		Not owned, to be removed prior to completion.
6. Brick and Tile Store		
7. The Hay Barn	18m x 9.3m	Four bay steel portal frame building under a corrugated fibre cement roof with chalk floor. The building is located on the edge of the yard with views over farmland.



Manor Farm, Frittenden

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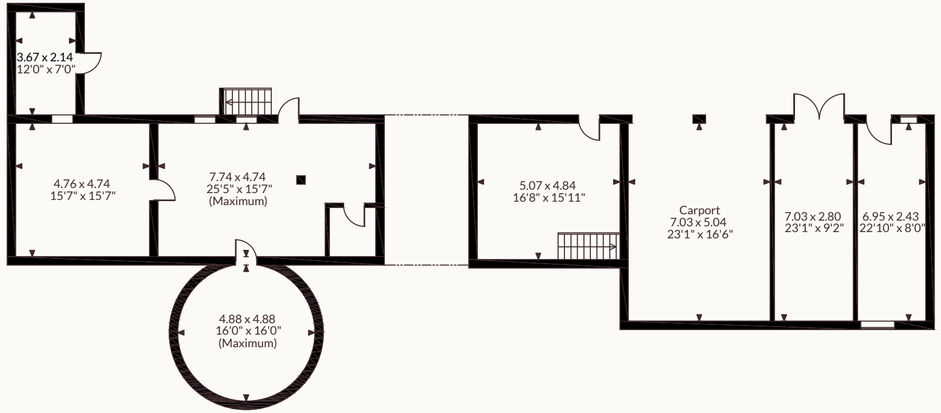
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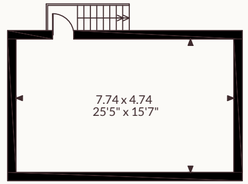
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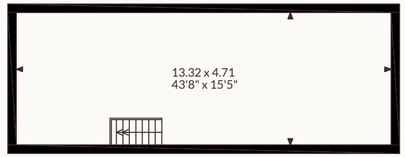


Approximate Floor Area
Carport = 381 sq ft (35 sq m)
Outbuildings = 2,673 sq ft (248 sq m)
Total = 3,054 sq ft (283 sq m)





First Floor

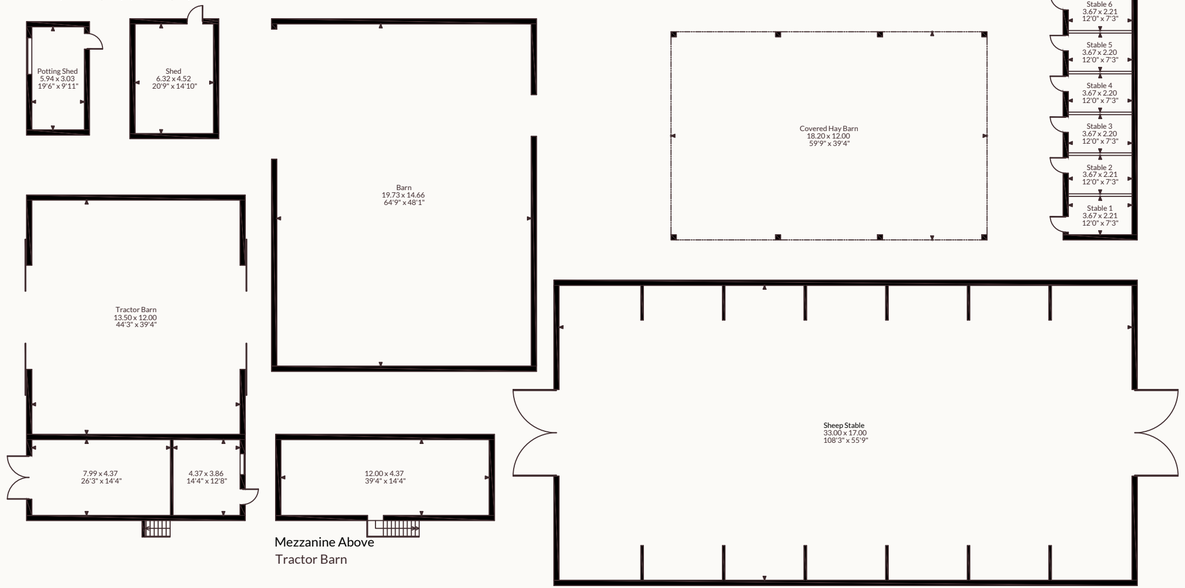


Floor Above Carport

Denotes restricted head height

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Approximate Floor Area
Barns & Sheep Stable = 10,896 sq ft (1,012 sq m)
Mezzanine Building = 1,128 sq ft (105 sq m)
Stables & Sheds = 1,153 sq ft (107 sq m)
Covered Hay Barn external area = 2351 sq ft (218 sq m)
Total = 13,177 sq ft (1,224 sq m)

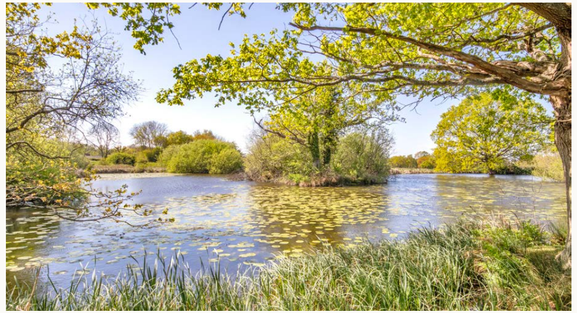


Mezzanine Above
Tractor Barn

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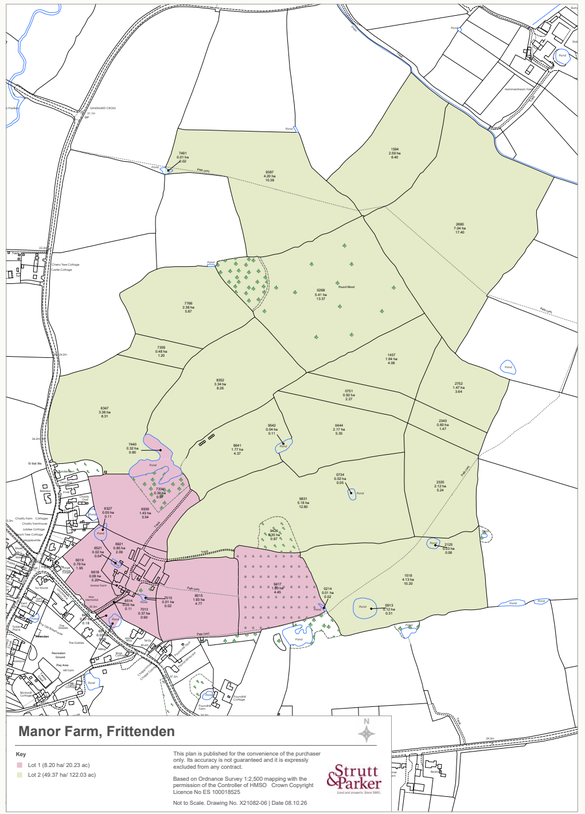






The land

The land which surrounds the house and buildings amounts to some 20.23 acres providing privacy but with wonderful views over farmland. It comprises fenced paddocks, a small parcel of woodland, an orchard and a pond.





Lot 2 - about 122.03 acres

The land is typical grade 3 Wealden Clay, divided into a number of manageable fields bordered by hedges. It is gently undulating with wonderful views to the north and comprises permanent pasture and mixed broadleaved woodland with a pond of approximately 1 acre used for fishing.

There is a secondary access off Headcorn Road.

General

Method of sale: Manor Farm is offered for sale as a whole by private treaty.

Tenure: The property is sold freehold and subject to the leases, licenses and agreements outlined below. Further details are available from the vendor's agent.

Services: Mains electricity and water. Both houses use oil fired central heating and share a septic tank situated in the garden of the Cottage.

We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Deed of Easment granted for main gas pipeline to cross under ethe principal farmland block, from West to East.

All of the farm buildings have single phase / three electricity.

There is a separately metered mains water supply to the farm buildings and a separate private drainage to a septic tank.

EPCs and Council Tax

Property	EPC Band	Council Tax Band	2025/26 payment
Manor Farmhouse	E	G	£3,893.87
Manor Cottage	F	D	£2336.32

Wayleaves, easements and rights of way: The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, waterand electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

There are three public footpaths over the land. Further details are available from the vendor's agent.
Sporting, timber and mineral rights: All sporting timber and mineral rights are included in the freehold sale, in so far as they are owned.

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

Fixtures and fittings: All items usually regarded as tenant's fixtures and fittings and equipment, including fitted carpets and curtains, together with garden ornaments and statuary, are specifically excluded from the sale. These may be available to the purchaser by separate negotiation.

Local authority: Tunbridge Wells Borough Council https://tunbridgewells.gov.uk/ Kent County Council https://www.kent.gov.uk/

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health and safety: Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery.

Solicitors: Brachers (formerly Gill Turner Tucker, Maidstone), for the attention of Amy Judge

Postcode: TN17 area

Viewing: Strictly by confirmed appointment with the vendor's agents, Strutt & Parker in Sevenoaks 01732 459 900, or London 020 7591 2214.



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