



2 Bull Lane Cottages
Furnace Lane, Lamberhurst, Kent

A very a pretty and spacious 3-bedroom period cottage enjoying a rural outlook over surrounding countryside, situated in a convenient semi-rural position in a small hamlet within easy reach of amenities. NO CHAIN.

Offers in excess of £625,000 Freehold

Situation: The property is situated in a convenient semi-rural position on the border of Kent and East Sussex within a short stroll of a popular local public house. Lamberhurst village is 2 miles away with its primary school, doctor's surgery, general store, café and public houses. Wadhurst village is within 3½ miles offering a wider range of shops and services for everyday needs including a Jempson's Local store and post office, cafés, delicatessen, butcher, baker, pharmacy, bookshop, art gallery, florist, off licence, public houses, as well as a doctor's surgery, dentist, primary school and the well-regarded Uplands Academy secondary school and Sports Centre. Tunbridge Wells is about 6 miles distant and provides a comprehensive range of facilities including The Pantiles, cinema complex and theatres, as well as excellent schooling including Tunbridge Wells Girls' Grammar School, Tunbridge Wells Grammar School for Boys and The Skinners' School, which can be reached by bus from a nearby bus-stop.

For the commuter, Frant mainline station is only a 5-minute drive away straight down the Bayham Road and provides regular services to London Bridge/Charing Cross/Cannon Street in under an hour. The A21 is also within easy reach 2 miles to the north providing a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 30 miles to the west, the Eurotunnel terminal at Folkestone is about 40 miles to the east and central London is about 50 miles away.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty, with the cottage benefiting from excellent local walking and adjoining footpaths; Bewl Water Reservoir and Bedgebury Pinetum and Forest are also within easy reach.

Description: 2 Bull Lane Cottages is a Victorian terraced house with attractive brick external elevations beneath a tiled roof, providing a well presented and flexible living space with period features and high ceilings.

The accommodation includes: a good-sized, double aspect kitchen/dining room, which extends to over 24ft and has a range of solid wood shaker style wall and base units, granite work surfaces, cast iron range stove (which also provides heating/hot water) and plenty of space for a large table; a well-proportioned sitting room with parquet flooring and an attractive open fireplace; a rear lobby with door out to the rear courtyard and downstairs wc. On the first floor there are three double bedrooms – the two bedrooms at the front of the house have built in storage and enjoy an outlook over surrounding countryside – and there is a well-appointed family bathroom.

Outside the kitchen is an enclosed courtyard with travertine terracing and a useful utility room/outbuilding leading out to an excellent garden office/guest accommodation with shower room - in all the accommodation extends to approximately 1,426sq.ft/132.4sq.m.

To front of the property is an enclosed garden, which is laid to lawn with mature hedging, raised beds and a brick path leading to the front door. To the side of the cottages is a driveway, which gives access to the rear with off road parking and gated access to the private, rear garden. The good-sized rear garden is a particular feature of the property, being laid mainly to lawn with a terrace area.

Services: Mains water and electricity. Shared private drainage. Oil-fired central heating.

Local Authority: Tunbridge Wells Council (01892) 653311

Current council tax: E (2024/25 – £2,672.02 per annum)

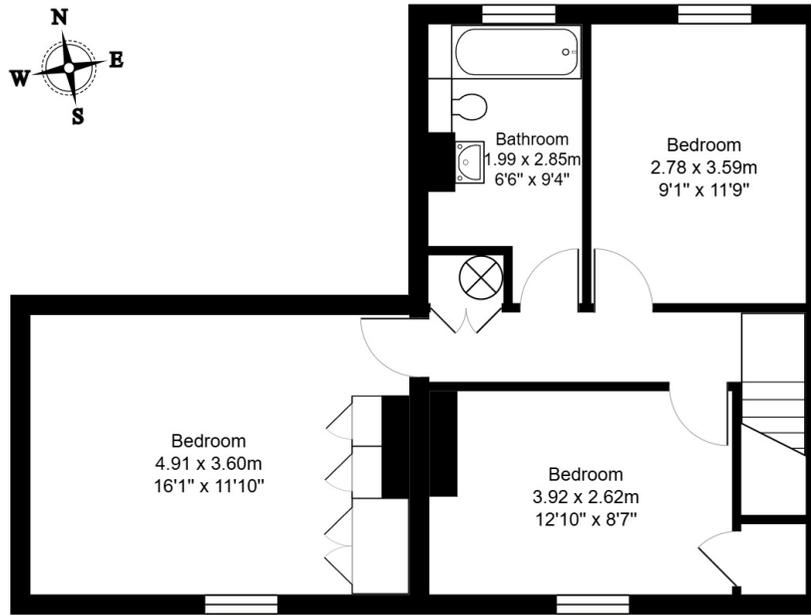
Current EPC rating: E

Property address: 2 Bull Lane Cottages, Furnace Lane, Lamberhurst, Kent TN3 8LN

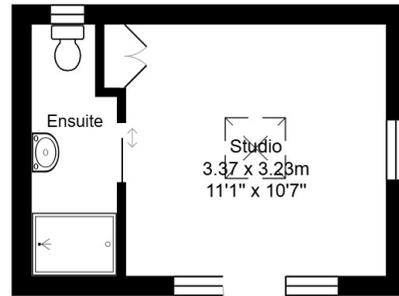


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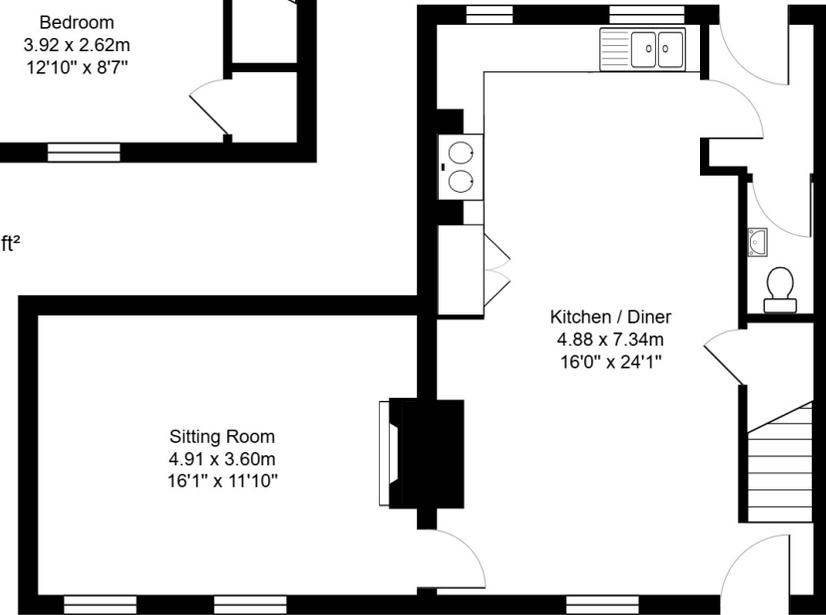
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



First Floor
Area: 54.4 m² ... 586 ft²



Garden Room
Area: 14.9 m² ... 160 ft²



Ground Floor
Area: 54.4 m² ... 586 ft²

Total Area: 132.4 m² ... 1426 ft²

All measurements are approximate and for display purposes only.

Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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