



Lambert & Foster



OWLS CASTLE BARN

HOGHOLE LANE | LAMBERHURST | KENT | TN3 8BN

A detached converted barn in a countryside setting off a quiet rural lane with planning permission confirming lawful use for conversion of the barn to two dwellings. This converted concrete portal framed building is comprised of two residential units. Unit A has ground floor accommodation of an entrance hall, sitting room with an open plan kitchen and stairs leading to a first-floor landing. On the first floor you find two bedrooms and a bathroom. Unit B has ground floor accommodation of an entrance hall, sitting room with an open plan kitchen leading to a bedroom with an ensuite shower unit. Completing the building is an attached double garage. The property is accessed via a private drive and benefits from off-street parking and a patio area to the front. Planning Tunbridge Wells Borough Council Ref 24/00380/LDCEX confirming lawful use for conversion of barn to two dwellings.

The barn (Lot 4) is available alongside three further lots including land of approximately 28.49 acres (TBV) (Lot 1), lakes (Lot 2) and former farm buildings with planning permission to convert into two semi-detached houses (Lot 3) – all available by separate negotiation. Planning Tunbridge Wells Borough Council Ref 24/00380/LDCEX confirming lawful use for conversion of barn to two dwellings.

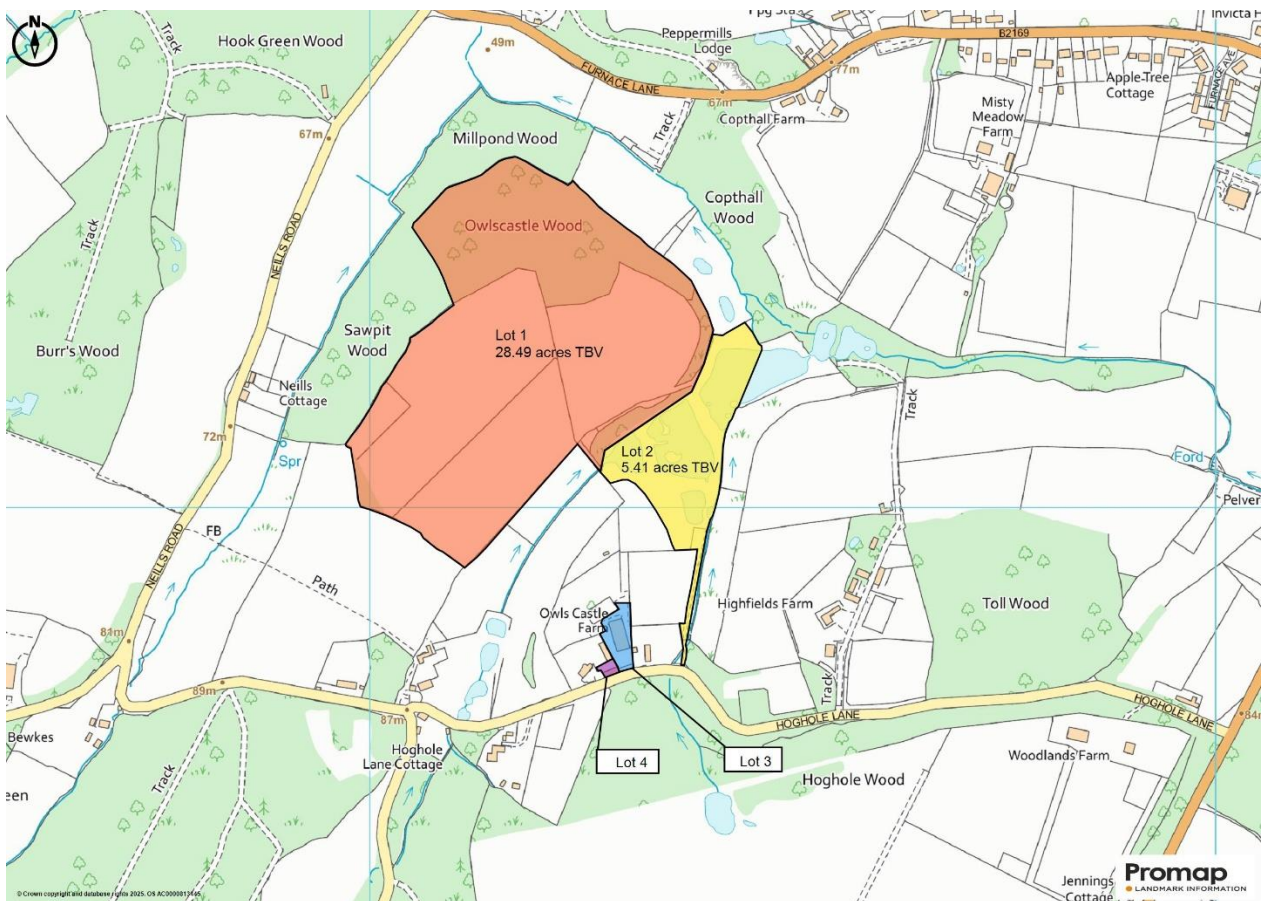
Asking Price £325,000

FREEHOLD



SITEPLAN

For identification purposes only. The features are approximate only.





FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

Barn = 1779 sq ft / 165.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richwcom 2023. Produced for Lambert and Foster Ltd. REF: 1000604

Denotes restricted head height



BARN A FIRST FLOOR



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GENERAL

Tenure: Freehold **Services:** Mains electricity and water. Private drainage (shared). Services neither checked nor tested.
Local authority: www.tunbridgewells.gov.uk **Council tax:** Barn Unit A: F **Council tax:** Barn Unit B: A **EPC:** Barn Unit A: E **EPC:** Barn Unit B: F

By appointment only. **Sussex Office:** 01435 873999.

PROPERTY PROFESSIONAL FOR OVER 120 YEARS
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HYTHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone St,
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