

EST  
1900

125

— YEARS OF —

**Lambert  
& Foster**



**CRADDUCKS FARM**  
GOUDHURST ROAD, STAPLEHURST, KENT TN12 0HQ

EST  
1900

**Lambert  
& Foster**



## CRADDUCKS FARM, GOUDHURST ROAD, STAPLEHURST, KENT TN12 0HQ

A compact, traditional Wealden estate comprising an unlisted five bedroom farmhouse, a detached four bedroom unlisted oast, seven single storey cedarwood chalets by Colt, a detached steel frame barn incorporating four 15 sq ft loose boxes, all set in gardens and paddocks with pond, extending to approximately 10 acres adjoining and enjoying southerly views out across farmland and countryside. Cranbrook school catchment area.



### SITUATION

Cradducks Farm occupies a fine semi rural location, set off this country lane, between the popular Wealden town of Cranbrook and village of Staplehurst and falling within the ever popular Cranbrook School catchment area. Cranbrook provides a comprehensive range of amenities including independent shops Co-Op supermarkets and professional services. Staplehurst provides good everyday amenities including shops, professional services and

Sainsbury's supermarket. In particular, a mainline station provides fast and frequent services to London, Charing Cross traveling time approximately 60 minutes. Excellent educational facilities in both the state and private sectors within the area include Cranbrook school, Dulwich school, Sutton Valence, Grammar schools in Maidstone and St Ronan's Preparatory school, Hawkhurst (schools net.com)



## HISTORY

Cradducks Farm is a traditional Wealden farmstead, having become a religious retreat in the early 1960s changing the name to Bede House, run and occupied by the Christian religious order 'Sisters of the love of God'. The cedar wood cottages were erected predominately in 1965 and occupied by the nuns and persons staying at the religious retreat. The oast was converted to a library and chapel. The farmhouse was adapted by the nuns to be used as a refractory for all religious occupants and also was the home for the nuns, with rooms being divided into small bedrooms with simple washing facilities.

The current seller purchased Cradducks Farm in 2004 and has completed extensive modifications since ownership.

## THE FARMHOUSE

The seller has advised us that the farmhouse was extensively refurbished in 2009 to become more in line with a standard domestic property.

The farmhouse presents mixed elevations of brick and weather boarding, set with double glazed windows beneath a pitched and hipped tiled roof, with tall chimneys and a flat roof extension to rear. The well proportioned, character accommodation is arranged over two floors with features indicative of the period including exposed beams, stud work, cottage doors and fireplaces.

From the entrance hall, with cloakroom, access to the rear reception hall, doors leading off to the sitting room with feature inglenook style fireplace housing a wood burning stove with back up, back boiler firing the central heating, if and when required, and a feature bay window overlooking the garden. The kitchen/breakfast room with flagstone floor, is fitted with a range of units with integral fridge and dishwasher, an electric Rangemaster hob and ovens, a breakfast bar and a solid fuel Aga. A useful utility room has fitted units, an oil fired boiler providing central heating. (domestic hot water is electrically heated). A playroom enjoys a double aspect and incorporates double patio doors to outside with computer server room alongside. An office provides space for several desks and enjoys a pleasant outlook out across the rear garden. The dining room enjoys an aspect to the front with brick open fireplace and walk in storage cupboard. An English oak orangery, with roof lantern, has bifold doors and overlooks the garden.

An oak staircase provides access to the first floor and five bedrooms with both a main bedroom and guest suite, with en suite facilities. The main bedroom benefits from a balcony enjoying fine southerly views. A family bathroom is fitted with both a bath and shower.



# FLOOR PLANS

## Cradducks Farm, Goudhurst Road, Staplehurst, Tonbridge, TN12 0HQ

Approximate Area = 3166 sq ft / 294.1 sq m (excludes pole barn)

Limited Use Area(s) = 10 sq ft / 0.9 sq m

Garages / Workshop = 909 sq ft / 84.4 sq m

Cottages = 2460 sq ft / 228.5 sq m

Outbuildings = 2264 sq ft / 210.4 sq m

Total = 8809 sq ft / 818.3 sq m

For identification only - Not to scale





## GARDENS, GROUNDS & OUTBUILDINGS

The farmhouse is approached via a five bar gate opening onto pressed gravelled parking. A range of brick built outbuildings include:

- Former apple store: converted to a workshop and garage fitted with double doors and three-phase power supply.
- A purpose built brick workshop: with secure storage and a useful mezzanine floor for storage, fitted double timber doors.
- Timber log store
- Open sided barn: with concrete floor, corrugated fibrous cement roof.

The lawned gardens run to all sides with natural pond, established trees including English Lime, flowering cherry, apple and a mix of hedging including Yew, all enjoying far-reaching southerly countryside views.

## THE OAST HOUSE

Understood to have been residentially converted in circa 2008, this unlisted single roundel oast house presents mixed elevations of brick and white weatherboarding, set with a mix of single and sealed unit double glazed, timber framed casement windows, beneath a pitched clay tiled roof. The oast house has full residential use. The character accommodation is arranged over two floors with oak latched internal doors, from the entrance hall, access to a cloak/shower room and useful study. The kitchen/dining room has kitchen units with integral fridge, freezer, washing machine and dishwasher appliances, electric hob and oven and oil fired boiler, 1 and ½ bowl stainless steel sink unit, useful understairs storage cupboard, a double aspect and glazed panel double doors to the feature triple aspect roundel sitting room. Arranged over the first floor landing are four bedrooms, the main roundel bedroom enjoys a triple aspect. The bathroom is fitted with a white suite including both a bath and a separate shower.

A five bar gate opens on to a pressed gravel drive providing ample parking together with a detached oak framed double garage, fitted with a pair of double doors, power and light, with additional attic storage. The garden is laid to lawn running out to the side and rear, enclosed by established hedging.



## FLOOR PLANS

# Cradducks Farm, Goudhurst Road, Staplehurst, Tonbridge, TN12 0HQ

Approximate Area = 3166 sq ft / 294.1 sq m (excludes pole barn)

Limited Use Area(s) = 10 sq ft / 0.9 sq m

Garages / Workshop = 909 sq ft / 84.4 sq m

Cottages = 2460 sq ft / 228.5 sq m

Outbuildings = 2264 sq ft / 210.4 sq m

Total = 8809 sq ft / 818.3 sq m

For identification only - Not to scale



OAST HOUSE FIRST FLOOR



OAST HOUSE GROUND FLOOR

## SEVEN CEDAR WOOD CHALETS BY COLT

Set in approximately 1.86 acres of amenity land. In 2004 a change of use was obtained for the chalets, to holiday let accommodation. In 2024 Lawful Development Certificates were submitted and approved by Maidstone Borough Council for the chalets to be used as full-time residences. The seven timber framed chalets (x6 one bedroom and x1 two bedrooms) are set with UPVC double glazed windows, beneath shallow pitched composite slate roofs and have been updated and improved, providing the following accommodation, a separate sitting room incorporating a kitchenette area, a bedroom and a separate shower room, fitted with modern fixtures and fittings.

A separate five bar gate from the lane opens on to a separate car parking area for approximately eight vehicles.

All chalets are let to tenants . The site is a quiet site and this is a requirement of the tenancy.

## BARN AND LAND

From the lane, both metal and timber five bar gate open onto a farm track running parallel to fenced paddocks. Positioned top end of the track is a steel framed barn 60ft x 30ft on a concrete floor, fitted with power and light. Erected in 2019 for the stabling of horses, the barn incorporates four 15 sq ft loose boxes and a secure tack room. A steel container is located alongside.

The whole extends to approximately 7 acres.

## AGENT'S NOTE

Cradducks Farm provides a unique opportunity for a combined residential/business work/life balance, the range of residential buildings offering a healthy annual income, whilst enjoying a lifestyle opportunity particularly for persons with equestrian interests. The Colt chalets also offer great opportunity for development.



## FLOOR PLANS

# Cradducks Farm, Goudhurst Road, Staplehurst, Tonbridge, TN12 0HQ

Approximate Area = 3166 sq ft / 294.1 sq m (excludes pole barn)

Limited Use Area(s) = 10 sq ft / 0.9 sq m

Garages / Workshop = 909 sq ft / 84.4 sq m

Cottages = 2460 sq ft / 228.5 sq m

Outbuildings = 2264 sq ft / 210.4 sq m

Total = 8809 sq ft / 818.3 sq m

For identification only - Not to scale



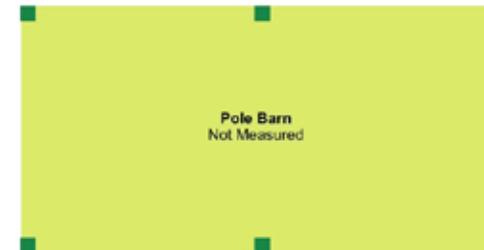
THYME



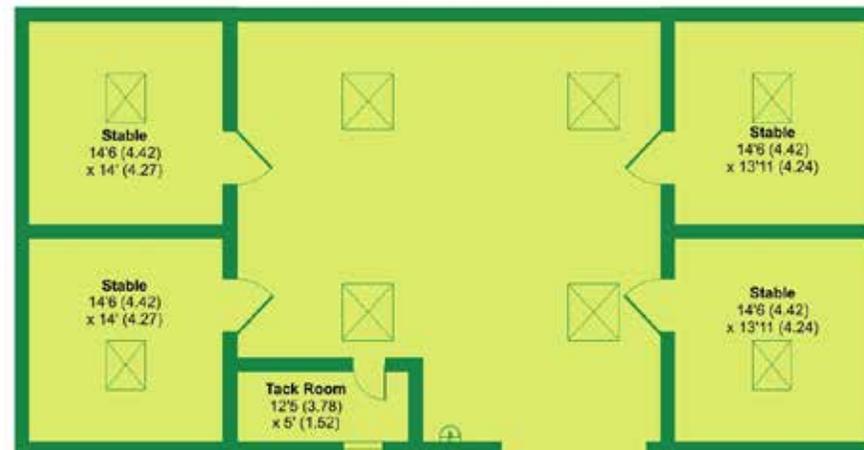
PARSLEY, ANISE, DILL, BASIL, FENNEL



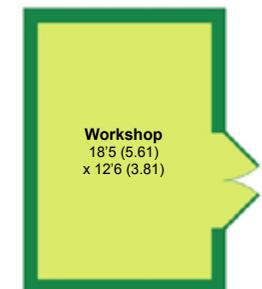
ROSEMARY



OUTBUILDING 4



OUTBUILDING 1



OUTBUILDING 2



OUTBUILDING 3



**VIEWINGS:** Strictly by appointment with the Agent's Cranbrook office 01580 712888

**SERVICES:** The Farmhouse, Oast house and Colt chalets have their own separate mains electricity and water supplies.

The Farmhouse and Oast House have their own oil supplies and boilers. The Chalets are heated electrically. The Oast House has a Klargestor sewage unit and the Farmhouse and Colt Chalets have their own separate septic tanks.

**MOBILE:** Likely

**INTERNET:** x3 fibre to premise connections. The Farmhouse also has extensive hard wired ethernet connections through the property.

**METHOD OF SALE:** Offered for sale as a whole by Private Treaty.

**LOCAL AUTHORITY:** maidstone.gov.uk

**COUNCIL TAX:** Colt Chalets are rated band A. The Oast House is rated band G. The Farmhouse is rated band G.

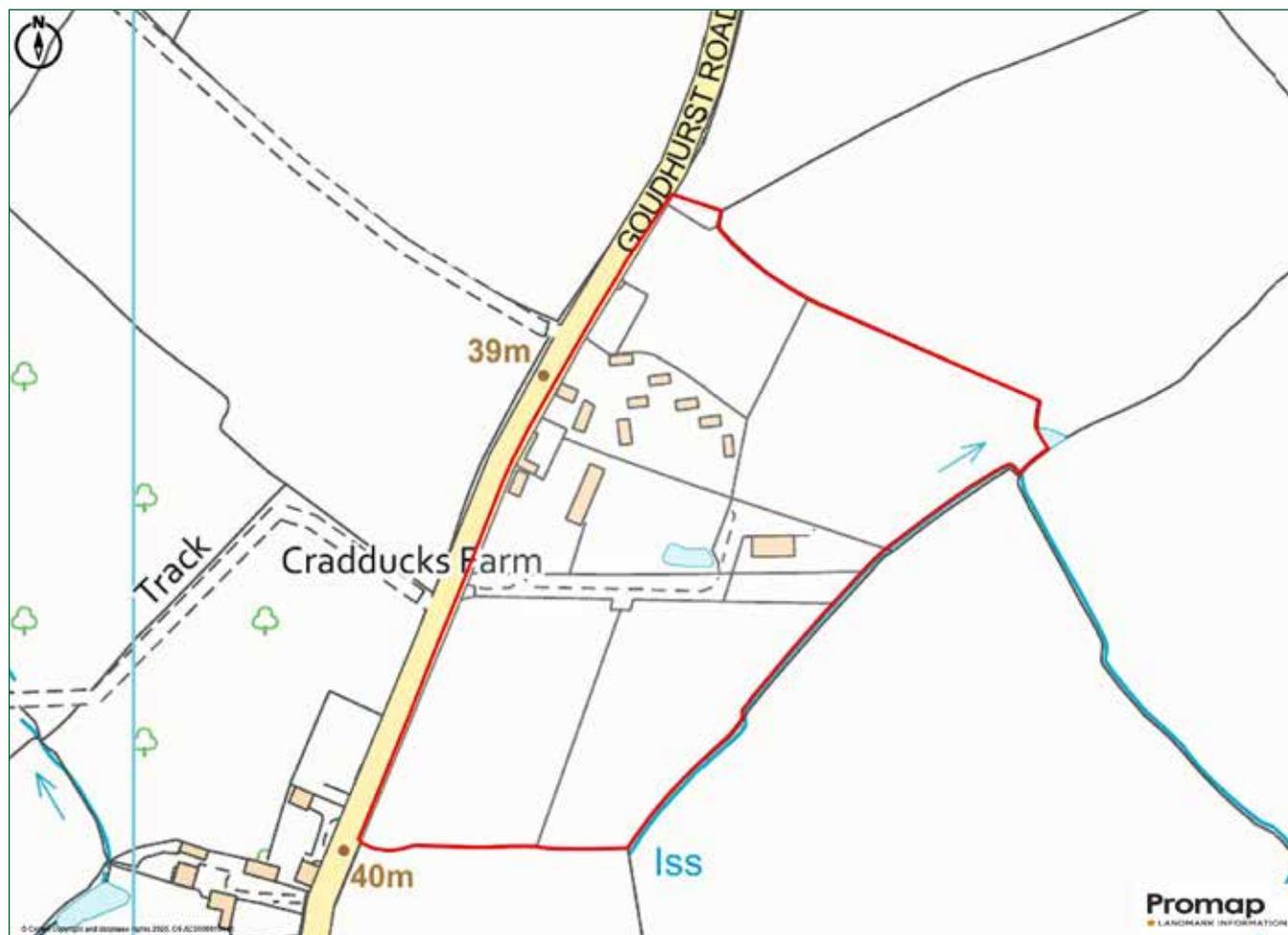
**EPC:** The Farmhouse E(52) The Oast D(64) Seven Chalets E (42)

**PARTICULARS, PLANS AND SCHEDULES:**

The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

**MONEY LAUNDERING REGULATIONS:**

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.



**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you,

please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.



OFFICES LOCATED AT:

**PADDOCK WOOD, KENT**

**Tel. 01892 832 325**

77 Commercial Road,  
Paddock Wood, Kent TN12 6DS

**WADHURST, EAST SUSSEX**

**Tel. 01435 873 999**

Helix House, High Street  
Wadhurst, East Sussex TN5 6AA

**HYTHE, KENT**

**Tel. 01303 814 444**

Hillhurst Farm, Stone St,  
Westenhanger, Hythe CT21 4HU

**CRANBROOK, KENT**

**Tel. 01580 712 888**

Weald Office, 39 High Street  
Cranbrook, Kent TN17 3DN



**Lambert  
& Foster**



arla | propertymark

naea | propertymark

PROPERTY PROFESSIONALS FOR 125 YEARS