



EQUUS

Country & Equestrian



Isaacs Farm

Isaacs Farm, Franks Hollow Road, Tunbridge Wells, Kent TN3 0UB

S O L D - Set off a lane on the rural fringes of Bidborough village in 34 acres (*TBV) of pastureland - This equestrian property has it all! An immaculate detached 5 bedroom farmhouse, Indoor riding arena, floodlit outdoor arena and, extensive stable complex of 22 loose boxes plus associated facilities and outbuildings. The whole presents a very rare opportunity to purchase a property with extensive acreage in this highly desirable location, also with opportunities to earn an income as the farm has equestrian business permissions and tie - currently being run as a livery yard. The farmhouse itself is approached from a separate private driveway onto a spacious block paved parking area and offers well presented good sized family accommodation extending to 2016sqft and including 5 bedrooms and 3 receptions as well as a large kitchen and breakfast room with AGA. A second driveway off the lane leads to the equestrian complex which comprises: 30.5m x 14.6m Steel framed indoor school (wax/sand - Mark Scott surface / mirrors to one end) plus further adjoining barn. professionally installed 60m x 20m Floodlit outdoor arena (silica sand and rubber surface). Very well equipped stable yard laid out mainly in 2 separate blocks, all good size loose boxes with auto drinkers and wide concrete hard standing areas. Further facilities and outbuildings include: Day living area, alarmed tack room, kitchen and laundry room, office, toilets, equine solarium, spacious parking and storage areas for horse boxes and trailers. The locality is known for having good hacking out including TROT routes and convenient road access can be gained to local equestrian competition centres. For commuting links to London the nearest rail stations are at Leigh, Tonbridge and High Brooms and easy access can be gained to the M25 motorway (junction 5) via the A21 which is accessed at Southborough/Tonbridge.

SITUATION

Bidborough is set to the north of Tunbridge Wells and to the south of Tonbridge and within the village you have a well regarded primary school, sports facilities, village store, garage and the Kentish Hare, a family orientated gastro pub. Southborough has a good range of local amenities including restaurants, shops (including Tesco Express) and hairdressers.

- Comprehensive Shopping: Tunbridge Wells and Tonbridge.

- Primary Schools: Tonbridge and Tunbridge Wells.
- Grammar Schools: Tonbridge and Tunbridge Wells – 6 within a 3 mile radius of the property.
- Private Schools: Holmewood House Preparatory School, Kent College, The Preparatory Schools at Somerhill. Tonbridge and Sevenoaks Public Schools.
http://www.kent.gov.uk/education_and_learning.aspx
- Mainline Rail Services: Tonbridge (2.2 miles), Tunbridge Wells, High Brooms and Sevenoaks mainline stations with services to London.
<http://www.nationalrail.co.uk>
- Sporting Facilities: sports Heath Club in Tunbridge Wells, St Johns Leisure Centre in Southborough, Nizels Golf and Fitness centre in Hildenborough. Nevill and Tunbridge Wells Golf Clubs in Tunbridge Wells and Poults Wood Golf Club in Tonbridge.
- Motorway Links: The A21 can be accessed from Southborough, linking to the M25 and other motorway networks, Gatwick and Heathrow airports and the coastLondon and the M25 orbital network. Tonbridge mainline station is within approximately 2 miles offering fast trains to London in about 45 minutes. Tunbridge Wells is within approximately 4 miles where there are further railway stations, together with the Royal Victoria Place shopping centre, the High Street and Pantiles, which affords the cafe culture and individual retailers. The area is generally well served for state, independent and grammar schools, together with a large selection of sporting and recreational facilities.

ACCOMMODATION - refer to the floor plan

A modernised traditionally styled detached brick and tile hung family home with 5 bedrooms re-furbished throughout by the current owner since purchase.

The property has natural stone floors down stairs and carpeting upstairs. All the bathrooms / shower rooms were replaced also by the current owner since purchase.

The KITCHEN and dining area has beams to the ceiling and also an AGA; off the kitchen is UTILITY room and door to the outside. Furthermore, off the kitchen is the FAMILY ROOM. The SITTING ROOM is triple aspect. On the FIRST FLOOR there are 4 DOUBLE





BEDROOMS and a SINGLE BEDROOM currently used as a dressing room but could be an infants BEDROOM as it is close to the MASTER SUITE.
There is a first floor timber veranda with door from the master bedroom and upper hallway which offers views across the rear garden and towards the equestrian facility via a private access.
To the front of the house a private drive offers space for several cars and is brick paved.

EQUESTRIAN FACILITIES - refer to the floor plan

Accessed via a separate entrance from the lane.

A large complex of stables - on concrete with lighting, power points, 22 loose boxes ranging in size from - 11'6 x 10' 3 to the largest being 15'1 x 14'5 plus Feed store, Tack Rooms, Day Staff Room - Machine store with steel front gated/doors.

YARD OFFICE with Yard WC and wash hand basin - adjacent WASHROOM with concrete floor rubber sides, central drain and overhead heat lamps.

Indoor ARENA 30.5m x 14.6m NEW WAX & SAND SURFACE, lights and mirrors to one end, pitched roof.

Outdoor ARENA - 60m x 20m - fully post and railed and flood lit.

Good hacking including TROT rides. Horse Box & Car Parking.

EQUESTRIAN TIE

The occupation of the dwelling shall be limited to a person solely or mainly working or being retired last working in the locality in agriculture as defined in section 336 of the town and country planning act of 1990 or in forestry or in the operation of a commercial livery business undertaken at the property.

LAND & GROUNDS

A Land Plan is available on the web sites. The whole site is approx. 34 acres (TBV*), this includes the main dwelling, gardens, the equestrian facility etc. The acreage stated at the property is 'TBV - *To Be Verified', which means that the land has not been measured formally by Equus and its sellers/clients other than by obtaining the Title Plan from Land registry, where available, with the boundary and acreage clearly marked. Interested applicants/buyers are advised that if they have doubts as to the plot size and wish to have verification of the exact size of the entire plot, they will be required to make their own arrangements by appointing the services of an accredited company who can measure the boundary for a compliant Land Registry Title Plan.

SERVICES & OUTGOINGS

TENURE: Freehold

LOCAL AUTHORITY: Tunbridge Wells Local Authority

SERVICES: Oil central heating. Under floor heating in the hallway and sitting room. Mains drains. Equestrian facility -off the main house, WC has its own septic tank.

TAX BAND: E

EPC RATING: C

BROCHURE PREPARED: October 2016

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors Agent

Equus Country & Equestrian, South East

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HELPFUL WEBSITES

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:

www.goodschoolsguide.co.uk - www.homecheck.co.uk

www.floodrisk.co.uk - www.environment-agency.gov.uk - www.landregistry.gov.uk,

www.homeoffice.gov.uk, www.ukradon.org

GENERAL NOTES ON WRITTEN INFORMATION

If you are viewing one of our properties through an external website certain information placed within the sales details may be stripped out of the text; these may include – external websites names, currency signs and useful telephone numbers.

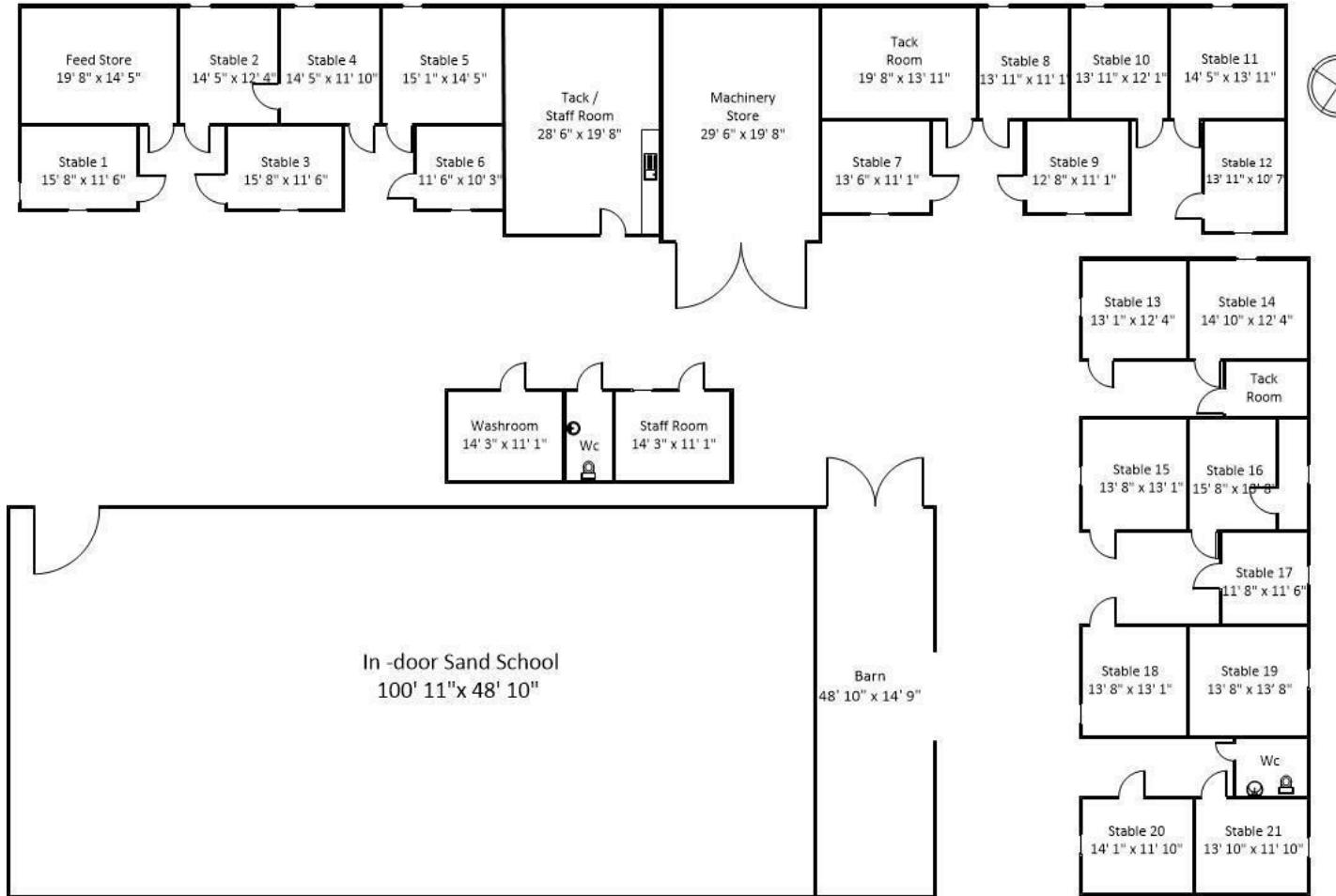
DIRECTIONS

From London, take the M25 anticlockwise and at junction 5, merge with the A21. About 9 miles later, exit the A21 at the Tunbridge Wells turn-off, following signs to the A26, Southborough and Tunbridge Wells, after a short distance turn right on to the B2176 Bidborough Ridge and continue to the The Hare Public House (Grey colour and turn left before the pub, continue down the lane (Bidborough High Street) and keep right which goes into Franks Hollow Road for 0.5 miles and the entrance to the main house will be found on the left with a secondary entrance to the equestrian complex also on the left a few metres after the house entrance drive.

POA



IF TN3



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

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