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the foundry

17 High Street
Cranbrook, Kent

STRUTT & PARKER

BNP PARIBAS GROUP

A Grade II listed double-fronted shop with two-storey maisonette over

17 High Street is an attractive combined pair of 16th century shops with 18th century frontage and also provides cellarage and a two-storey five bedroom maisonette, all occupying a prominent position on the High Street at the heart of Cranbrook, an historic Wealden town providing a wide range of day-to-day amenities.



5 RECEPTION ROOMS ALTOGETHER



5 BEDROOMS



1 BATHROOMS



ON-STREET PARKING



COURTYARD



FREEHOLD/LEASEHOLD



TOWN CENTRE



1,906 SQ FT



£625,000



The property

Dating from the 16th century and with an 18th century frontage, 17 High Street is an attractive double-fronted shop pair with the benefit of generous cellarage and an extensive two-storey five bedroom maisonette over, the whole offering just over 1,900 sq. ft. of light-filled, flexible retail and living space, sensitively combining modern amenities with period features including double central entrance doors to the shop and casement glazing to the upper floors.

The predominantly open plan shop features a large full-width shop floor with exposed wooden flooring and bespoke seating to each window and opens into a rear area incorporating an inner hall, two smaller further rooms, a useful cloakroom, stairs down to a spacious cellar, suitable for a variety of uses, and a door to a private rear courtyard.

Stairs rise from the inner hall to the first floor which provides a front aspect parquet-floored reception room with feature fireplace, a kitchen fitted with a range of wall and base units and with space for

integrated appliances and two bedrooms, one currently used as a dining room. The property's three remaining bedrooms can be found on the second floor, together with a spacious family bathroom.



Outside

Having plenty of kerb appeal, the shop is accessed from the pavement through inset double central doors. The rear of the shop and the inner hall with stairs rising to the maisonette is accessible through a private walled external courtyard, suitable for a variety of uses.

Location

Located roughly half-way between Maidstone and Hastings, the historic and picturesque Weald town of Cranbrook is one of the most picturesque small towns in the Weald. Its skyline dominated by a 19th century windmill and a fine early stone church, the town offers a wide range of day-to-day amenities including an eclectic mix of shops, cafés, restaurants, boutiques, services, sports and leisure facilities and primary and secondary schooling including the renowned Cranbrook School. More extensive shopping, sport and leisure facilities can be found in Tenterden, Maidstone, Tunbridge Wells and Hastings. Local leisure and sporting facilities include golf clubs at Dale Hill and Rye, sailing and fishing at Bewl Water and riding, walking, mountain biking, climbing and an activity centre in Bedgebury National Pinetum and Forest. Communications links are excellent: the A21 provides excellent links to the M25, M20 and motorway network and the mainline station at nearby Staplehurst offers trains to London Bridge, Waterloo, Charing Cross and Cannon Street; a high speed train from Ashford reaches London St. Pancras International



Distances

- Tenterden 9.0 miles
- Maidstone 14.2 miles
- Tunbridge Wells 16.6 miles
- Hastings 18.7 miles
- Sevenoaks 23.7 miles
- Eastbourne 30.5 miles
- London Gatwick Airport 48.3 miles
- Central London 54.3 miles

Nearby Stations

- Headcorn
- Staplehurst
- Marden
- Ashford International

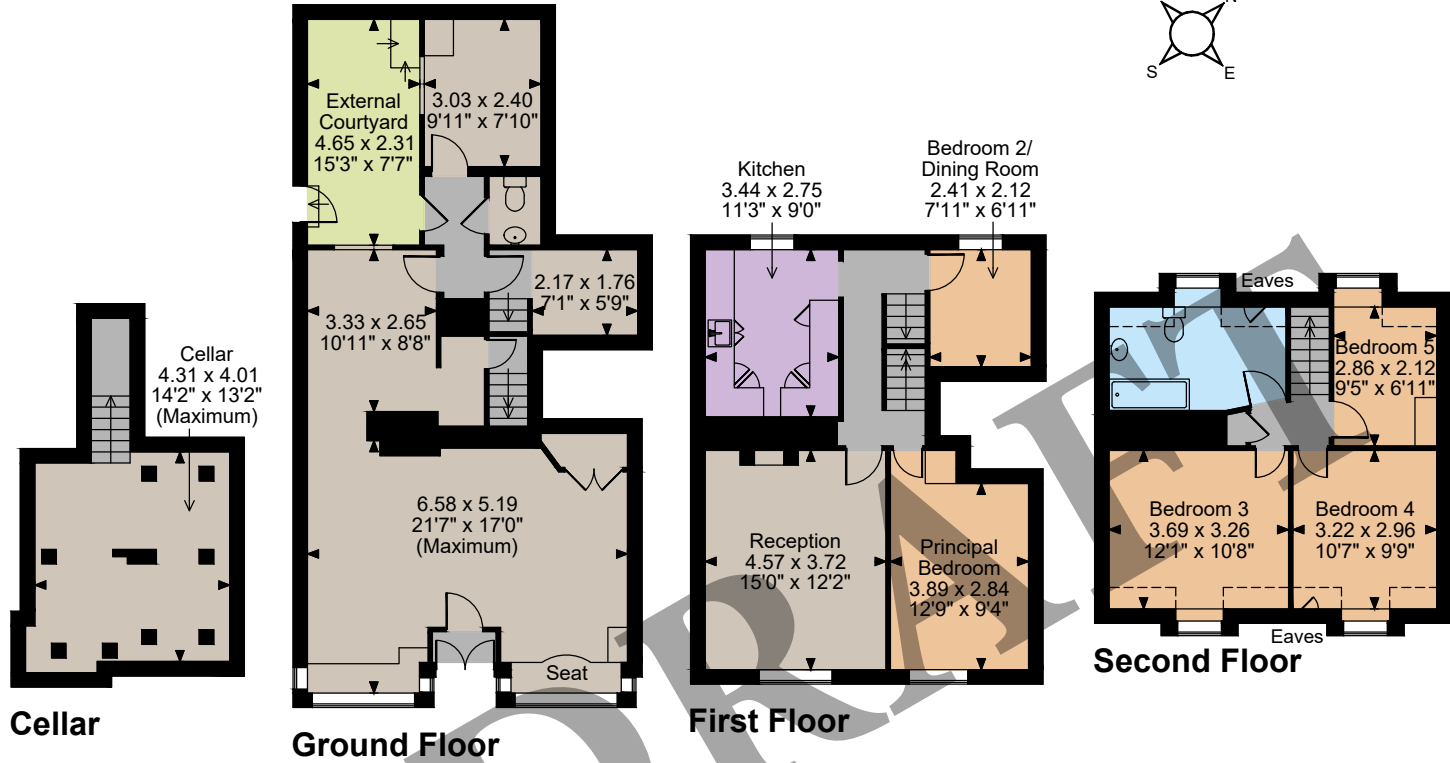
Key Locations

- Scotney Castle
- Bodiam Castle
- Sissinghurst Castle Garden
- Golf: Dale Hill and Rye
- Sailing/fishing: Bewl Water
- Bedgebury National Pinetum and Forest

Nearby Schools

- Cranbrook CofE Primary School
- Cranbrook School
- The Dulwich School Cranbrook
- Sissinghurst VA CofE Primary School
- Colliers Green CofE Primary School
- Benenden School
- St. Ronan's School
- Hawkhurst CofE Primary School
- Marlborough House School
- Benenden CofE Primary School





Floorplans

Shop and Maisonette internal area 1,906 sq ft (177 sq m)
 Total internal area 1,906 sq ft (177 sq m)
 For identification purposes only.

Directions

TN17 3EE

///What3words: froze.masterpiece.aside - brings you to the property

General

Local Authority: Tunbridge Wells District Council

Services: water, electricity, drainage and gas.

Broadband: xxxxxxxx

Council Tax: Maisonette is Band B

EPC Rating: X

The position & size of doors, windows, appliances and other features are approximate only.

☐ Denotes restricted head height

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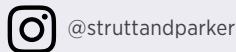
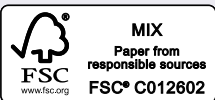
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