



Land & Property Experts



**GREENORE, VICARAGE LANE
BURWASH COMMON, EAST SUSSEX, TN19 7LP**

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VICARAGE LANE
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TN19 7LP**

Burwash	-	2.6 miles
Stonegate (Train Station)	-	3.3 miles
Heathfield	-	4.2 miles
Tunbridge Wells	-	14 miles

A detached single storey property, converted in the 1990s from a former milking parlour. Located within an Area of Outstanding Natural Beauty.

- Two bedrooms
- Set off a 'no-through' lane in a rural location.
- Mainline railway station within 3.5 miles.
- EPC Rating: E

GUIDE: OFFERS IN EXCESS OF £425,000

VIEWING: - Strictly by appointment via the sole agents:

BTF Partnership
Euston House
82 High Street
Heathfield
TN21 8JD
01435 864455

LOCATION

The property is located off a 'no-through' country lane on the outskirts of Burwash Common, a hamlet within the High Weald AONB (Area of Outstanding Natural Beauty). The village of Burwash is approximately 2.6 miles to the north-east, and the market town of Heathfield, approximately 4.2 miles to the south-west.

Regular train services into London are available from Stonegate station (3.3 miles) with direct journey times into London Charing Cross taking approximately 1 hour 10 minutes.



DESCRIPTION

The single storey property, which would benefit from refurbishment, is understood to have been converted from a former milking parlour in the 1990s.

The accommodation briefly comprises:

Entrance Hall with additional door to outside.

Living Room (double aspect) with open fireplace, vaulted ceiling with exposed timbers, 'Velux' style windows, glazed doors to outside. Open plan to Kitchen Area.

Kitchen Area with ceramic sink set into wooden worktops, matching base and wall-mounted storage cupboards, gas-fired AGA with extractor hood above, space and plumbing for washing machine and dishwasher. Doors to outside.



Bedroom 1 (triple aspect) Vaulted ceiling, doors to outside. **En-Suite** with panelled bath, pedestal wash basin, and W.C.

Bedroom 2 (double aspect) Vaulted ceiling, built-in wardrobe.

Shower Room with shower, wash basin, and W.C.

OUTSIDE

The garden comprises lawn, paved seating areas, timber decking, small pond, and off-road parking.

DIRECTIONS

From our Heathfield Office, head north-east on the A265 towards Burwash. After 4 miles, turn right into Vicarage Road (the first road on the right after the left-hand turning to Stonegate) and then take the first turning on the right into Vicarage Lane. Continue on Vicarage Lane (bearing right at the junction with Westdown Lane) for approximately 0.22 miles, whereafter Greenore will be found on the right-hand side.

SERVICES

Mains gas, electricity, water, and drainage.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE

The property is freehold and will be sold with vacant possession upon completion.

LOCAL AUTHORITY

Wealden District Council

COUNCIL TAX

Band F

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

PLANS

The plans provided are for identification purposes only. Purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

PURCHASER IDENTIFICATION

In accordance with the Anti-Money Laundering Regulations, we are required to obtain proof of identification for all purchasers. BTF employs the services of 'Thirdfort' to verify the identity and residence of purchasers.

AGENT'S NOTE

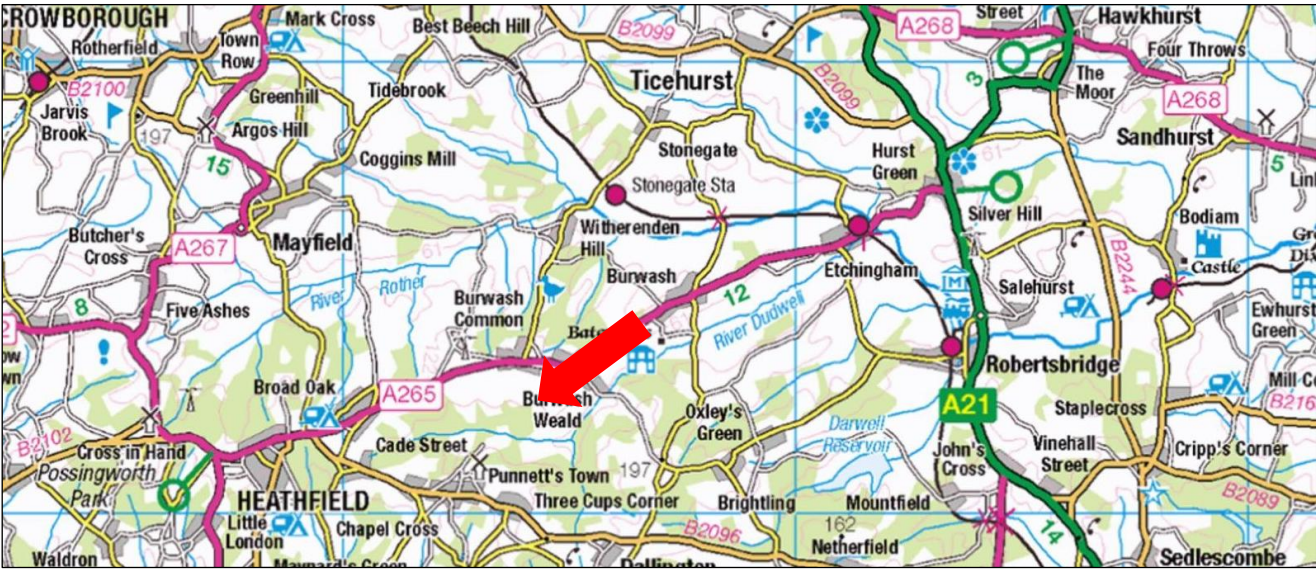
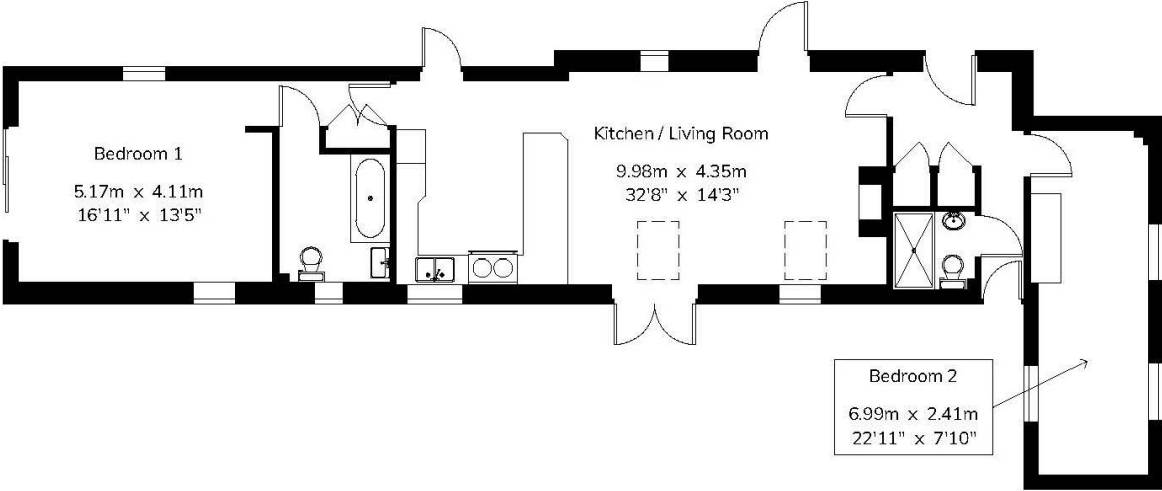
We have prepared these sale particulars as a general guide and none of the statements contained within them should be relied upon as a statement of fact. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances, or any fittings.

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.

Greenore

Greenore - Gross Internal Area : 105.1 sq.m (1,131 sq.ft.)



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Partners of BTF is available for inspection at each BTF Office.



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www.btfpartnership.co.uk

82 High Street, Heathfield, East Sussex TN21 8JD