

BAY TREE HOUSE
BURWASH WEALD, ETCHINGHAM - £825,000

Bay Tree House

Heathfield Road, Burwash Weald, Etchingham, ,
TN19 7LG

**Recessed Entrance Porch - Entrance Hall - Sitting Room With
Woodburning Stove - Dining Room - Kitchen/Diner Opening Into
Garden Room/Conservatory - Utility Room - Cloakroom - Master
Bedroom With En-Suite Shower Room - Three Further Bedrooms -
Family Bathroom - Large Driveway Behind Electric Gates -
Garage/Store - Home Office/Studio - Attractive Gardens With Large
Sun Terrace & Seating/Entertaining Areas - 0.4 Acres (TBV)**

A harmonious blend of heritage and modern refinement. Nestled in the picturesque village of Burwash Common, this charming detached Grade II listed country cottage has been beautifully enhanced over time, now offering a captivating fusion of timeless character and contemporary style. Set on a generous 0.4-acre plot behind electric gates, the property boasts off-road parking, a garage/store and a versatile home office/studio.

Step inside to discover inviting living spaces that exude warmth and elegance. The sitting room features exposed beams and a wood-burning stove and a formal dining room. The bespoke kitchen/diner is a true centrepiece, complete with an Aga and opening into a vaulted garden room that offers direct access to the private, attractive gardens and tranquil entertaining areas. A utility room and WC further enhance the ground floor.

Upstairs, the first floor hosts four well-appointed bedrooms, including a main bedroom with stylish en-suite shower room and a family bathroom.

Conveniently located just 3.4 miles from Stonegate Mainline Rail Station, with direct services to London - ideal for commuters seeking country charm with urban connectivity.

ENTRANCE PORCH:

Recessed with glazed stable door into:

ENTRANCE HALL:

Tiled flooring and a cottage window to garden. Doors to:





SITTING ROOM:

A bright dual aspect room with Gothic-style window to side and further sash window to front. Attractive feature brick built fireplace with brick hearth and mantle and fitted woodburning stove. Beamed ceiling. Light oak flooring. Radiator. Stairs to first floor and opening to:

DINING ROOM:

Sash window to front. Recessed former fireplace area presently used for storage. Beamed ceiling. Light oak flooring. Radiator.

FRONT ENTRANCE PORCH:

Glazed panelled timber door to outside and windows to side. Further inner glazed panelled door. Quarry tiled flooring. Presently used as a storage area.

KITCHEN/DINER:

Cottage window to garden. A beautifully appointed kitchen with a range of bespoke fitted 'Neptune' cupboard and drawer units in a Shaker style. Feature oil-fired Aga cooker and range of wooden 'butcher's block' worktops with concealed work surface lighting, fitted butler sink with chrome tap and steam tap. Further range of extensive storage units incorporating space for large American fridge/freezer and useful wine storage above. Integrated dishwasher. Tiled under floor heating. The breakfast area enjoys space for a table and chairs opens into:

GARDEN ROOM/CONSERVATORY:

A bright triple aspect room constructed with a range of double glazed panels upon a brick base with a double glazed pitched roof. Double glazed French doors allow access to the rear terrace and gardens. Tiled underfloor heating and wall lighting.

UTILITY ROOM:

Accessed from the entrance hall with useful timber worktop incorporating a circular stainless steel sink with mixer tap over. Cupboard below plus space for further appliances. Useful storage shelves with coat storage below. Cottage window to garden. Door to:

CLOAKROOM:

Antique-style WC. Terra cotta tiled flooring. Extractor fan. Towel rail.

FIRST FLOOR LANDING:

Stairs from the sitting room lead up to a part-galleried first floor landing with range of attractive timber doors to the bedrooms. Sash window to front enjoying countryside views and to rear over garden. Access to loft storage area.

MASTER BEDROOM:

Sash windows giving aspect over the gardens. Ceiling light/fan and further wall lighting. Dressing area with fitted double wardrobe cupboard. Radiator. Door to:

EN-SUITE SHOWER ROOM:

Sash window to garden. Beautifully fitted with an antique-style suite comprising a low-level WC, pedestal wash basin and large walk-in shower cubicle with glazed front panel and tiled walls with chrome shower unit and useful recessed storage niche. Fitted wall mounted mirror/cabinet. Tiled flooring with underfloor heating. Recessed downlighters. Antique style chrome heated towel rail.

BEDROOM TWO:

Double room with sash window to front enjoying countryside views. Shelved chimney breast recess. Radiator.

BEDROOM THREE:

Double room with sash window to front enjoying countryside views. Radiator.

BEDROOM FOUR:

Double room with sash window enjoying an aspect over the garden. Radiator.

FAMILY BATHROOM:

Cottage window to garden. Fitted with a white antique-style suite comprising low level WC, pedestal wash basin and panelled bath with mixer tap and shower attachment over. Tiling to walls around bath. Recessed downlighters. Tiled flooring with underfloor heating. Antique style chrome heated towel rail.

OUTSIDE:

The attractive grounds beautifully complement the cottage, beginning with an electric gated vehicular entrance with adjoining timber gate that opens onto a gravelled driveway offering ample off-road parking. This leads to a garage/store equipped with power and lighting, alongside a versatile home office - a spacious room with beamed ceilings and walls, complete with power, lighting, broadband connectivity, and a window to the driveway, offering a range of potential uses.

The main gardens wrap around the property and provide exceptional entertaining space, including paved sun terraces and a brick-built barbecue area with a granite bar/worktop, power supply, and space for a fridge. Expansive lawns sweep across the grounds, bordered by mature shrubs and hedging that ensure privacy and seduction. Further useful garden sheds/storage.

Additional features include established raised flower and shrub beds adjoining the driveway, a working well, and charming brick-paved pathways that enhance the character of the outdoor space.



SITUATION:

This popular hamlet is extremely well placed within 3.4 miles of Stonegate rail station with service of trains to London and the beautiful and historic village of Burwash which provides shopping facilities for day-to-day needs and a popular primary school coupled with traditional Inns. It is approximately 3 miles from the town of Heathfield which provides a fine range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The area is well served with schooling for all age groups. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 15 miles distant with the larger coastal towns of both Hastings and Eastbourne being reached within approximately 40 minutes drive.

VIEWING:

By appointment with Wood & Pilcher 01435 862211

TENURE:

Freehold

COUNCIL TAX BAND:

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ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Electricity & Drainage

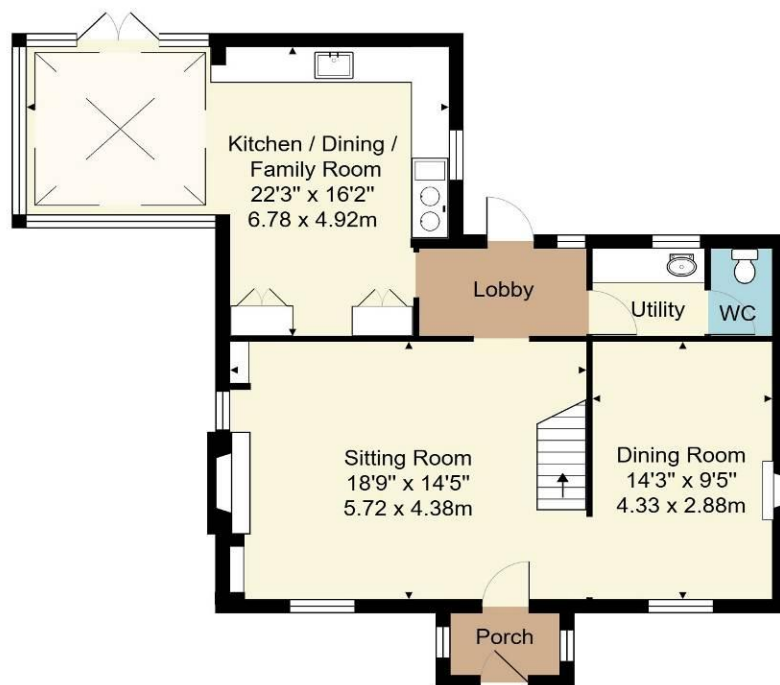
Heating - Oil-fired

AGENTS NOTE:

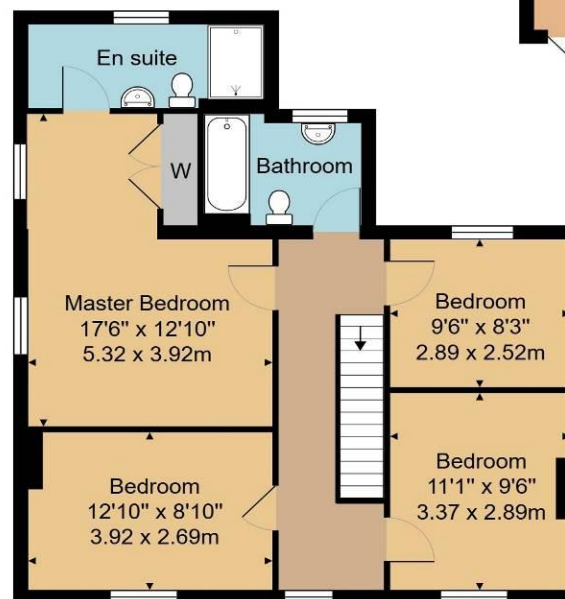
It is considered that there would be further potential to add additional outbuilding space within the grounds subject to any necessary planning (the Vendors had partaken in positive initial feedback in this regard).

Access is in part over a short distance of the neighbouring property's driveway with a right of access for use.

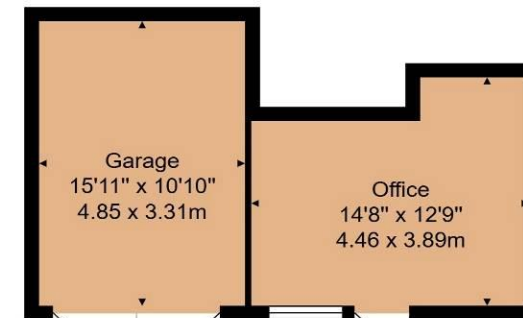




Ground Floor



First Floor



Outbuilding

House Approx. Gross Internal Area
1556 sq. ft / 144.6 sq. m

Outbuilding Approx. Internal Area
341 sq. ft / 31.7 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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