



PRIORS COTTAGE, CHURCH STREET
OLD HEATHFIELD - £450,000



6 Priors Cottage

Church Street, Old Heathfield,
Heathfield, TN21 9AH

**Living Room With Inglenook Fireplace & Beamed Ceiling -
Kitchen/Diner - Cloakroom - Basement/Cellar - Rear Lobby -
First Floor Landing - Study - Two/Three Bedrooms - Modern
Bathroom - Enclosed Garden With Brick Built Outbuildings -
Off- Road Parking Area**

A charming Grade II period cottage situated in the idyllic Sussex village of Old Heathfield just a few steps away from the 14th Century village Inn, the Church and countryside walks. The property offers huge character with brick, stone and weather boarded elevations, Inglenook fireplace with wood burning stove, beamed ceilings and walls yet with a contemporary style kitchen/diner and modern bathroom. The accommodation also includes a basement/cellar and spacious attic. There are stunning views across the countryside from the first floor and a private enclosed garden with brick-built outbuildings and parking to the rear. NO ONWARD CHAIN.

LIVING ROOM:

Dual aspect with sash windows. Oak flooring. Beamed ceiling and walls. Inglenook fireplace with wood burning stove. Cupboard housing the electric consumer unit. Radiators. Wooden latch door leading to:

KITCHEN/DINING ROOM:

Window overlooking the garden. Featuring contemporary kitchen with black fronted soft-close doors and drawers. Worktop with twin inset sink. Inset Miele electric hob. Range-style cooker, fridge/freezer and dishwasher. Beamed ceiling. Oak flooring. Stylish low-level radiator.

CLOAKROOM:

WC with concealed cistern and built-in cupboard above. Wash basin with cupboard under. Oak flooring. Beamed ceiling. Inset spotlights. Radiator. Door leading to:

BASEMENT/CELLAR:

Oil-fired boiler and storage space. Shutters opening to the garden.



REAR LOBBY:

Stable door with leaded light window. Oak flooring. Radiator. Stairs leading to:

FIRST FLOOR LANDING:**BATHROOM:**

Window. Raised square bath with thermostatic shower over and fitted glass shower screen. Vanity unit with wash basin and cupboards under. WC. Tiled floor. Part-tiled walls. Inset spotlights. Chrome heated towel rail.

VESTIBULE:

Oak flooring. Open beams to the landing. Beamed wall and access to the loft (a spacious loft with high pitched roof).

BEDROOM/FIRST FLOOR SITTING ROOM:

Window overlooking the village Pub. Feature fireplace with wood burning stove and slate hearth. Beamed ceiling. Exposed floorboards. Built-in storage cupboard and further build-in display cupboard with leaded light glazed door. Radiator.

BEDROOM (ACCESSED VIA BEDROOM/SITTING ROOM):

Sash window. Exposed beams and floorboards. Radiators.

BEDROOM:

Sash window overlooking the garden and with far reaching countryside views. Exposed beams. Built-in wardrobe/cupboard. Exposed floorboards. Radiator.

OUTSIDE:

The REAR garden features a paved patio area, brick pathways and lawn with flower and shrub borders. A brick outbuilding split into three sections providing gardeners storage shed, oil tank store and further workshop/store room. A rear gate leads to a pathway providing access to the parking area.

SITUATION:

Old Heathfield is regarded as one of the most desirable Sussex villages with an idyllic environment and many attractive walks nearby, such as the famous Cuckoo Trail. All Saints Church is nearby, part of which is understood to date back to the 13th Century as is Heathfield Park Estate and Old Heathfield Cricket grounds. These are all within walking distance of the property, as is the highly regarded fourteenth century Star Inn with gourmet restaurant, excellent bar food and beautiful garden and the Half Moon public house in the opposite direction.



Although the property enjoys an idyllic location it is far from isolated with a Primary School less than half a mile distant and the thriving market town of Heathfield nearby. The market town offers a 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. Mainline stations at both Buxted and Stonegate are approximately 6 miles distant, both providing a service of trains to London. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 16 miles distant with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 35 minutes drive respectively.

VIEWING:

By appointment with Wood & Pilcher 01435 862211

TENURE:

Freehold

COUNCIL TAX BAND:

E

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:

We understand there is an element of Flying Freehold.

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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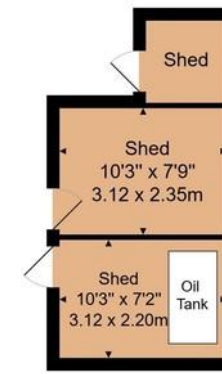


Approx. Gross Internal Area:

- House 1166 sq. ft / 108.3 sq. m
- Cellar 272 sq. ft / 25.2 sq. m
- Outbuilding 182 sq. ft / 16.9 sq. m



Basement



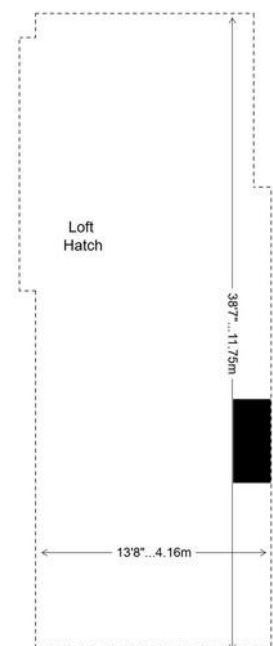
Outbuilding



Ground Floor



First Floor



Attic

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.