



PILBEAMS, SCHOOL HILL
BURWASH, ETCHINGHAM – GUIDE PRICE £600,000 - £625,000



Pilbeams

School Hill, Burwash, Etchingam, TN19 7DZ

Sitting Room - Dining Room - Kitchen - Sun Room - Cellar - Inner Lobby - Ground Floor Bath/Shower Room - First Floor Landing - Two Bedrooms - Cloakroom - Stairs To Second Floor - Further Bedroom - Nursery/Dressing Room - Cloakroom - Front & Rear Gardens - Double Garage With Stairs To Storage Above - Off Road Parking For Several Vehicles

A charming Grade II listed property arranged over three floors and brimming with character and original features. From the stunning Inglenook fireplace and exposed timber doors to the original brick floorings and wealth of wall and ceiling beams this property evokes a timeless sense of history and is only a short stroll from the renowned Burwash High Street and its facilities. The accommodation includes three bedrooms, a welcoming sitting room, dining room and a kitchen opening into a delightful garden room with glazed ceiling and direct access to the gardens. There is a bath/shower room on the ground floor along with a WC on each level for added convenience. Outside the beautiful gardens offer private seating areas with countryside views and access to a double garage with a versatile room above and ample gated parking further enhance the appeal. This unique and charming home must be seen to be fully appreciated.

SITTING ROOM:

Cottage style glazed front door and window. Large feature Inglenook fireplace with brick hearth and timber beam over. Exposed brick flooring. Useful storage cupboards. Wealth of ceiling beams. Radiator. Exposed timber door giving access to stairs to the first floor. Rectangular opening into:

DINING ROOM:

Windows to side. Feature fireplace with tiled hearth. Access to useful understairs storage. Wall light point. Radiator.

KITCHEN:

Vaulted ceiling with a wealth of beams and including a double glazed 'Velux' skylight. Range of modern worktops with inset one and a half bowl ceramic sink and drainer with mixer tap over and matching cupboard and drawer units below. Space for fridge/freezer. Matching wall mounted units. Further worktop area with inset four ring stainless steel brushed fronted gas hob with extractor hood and light over and 'Miele' oven below. Integrated slim line dishwasher. Useful shelving. Radiator. Exposed wall beams and brick flooring. Hatch access to cellar. Opening into:



SUN ROOM:

Timber beams and glazed windows. Further worktop with useful storage over and concealed storage for appliances below. Ceramic tiled flooring. Door to outside.

CELLAR:

Staircase down from hatch in kitchen. Power and light.

INNER LOBBY:

Useful shelved storage. Ceramic tiled flooring. Exposed timber door to:

GROUND FLOOR BATH/SHOWER ROOM:

Obscured glazed window to rear. Fitted with an attractive white suite comprising low level WC, modern circular wash basin with mixer tap aside and storage below. Roll top claw foot bath with antique style mixer tap/shower attachment over. Opening into tile enclosed shower cubicle with recessed downlighters and useful display niche. Ceramic tiled flooring. Radiator with fitted towel rail over. Useful shelved cupboard.

FIRST FLOOR LANDING:

Stairs from sitting room. Exposed wall and ceiling beams and timber flooring. Radiator. Exposed timber doors to:

BEDROOM:

Glazed window to side. Exposed wall and ceiling beams and timber flooring. Sliding doors give access to fitted wardrobe storage with shelving above. Useful storage space. Radiator.

BEDROOM:

Cottage window to front with views over hedging towards Brightling Needle in the distance. Exposed wall and ceiling beams. Feature fireplace with brick hearth used as a storage niche. Large walk-in wardrobe with shelving and hanging rail. Painted timber flooring. Radiator. Door to:

CLOAKROOM:

Low level WC. Wash basin with display worktop aside and useful cupboard storage below and further access to a shelved linen cupboard. Exposed ceiling beams. Extractor fan. Painted timber flooring.

Further door from first floor landing leading to a turning, carpeted staircase to:

BEDROOM:

Windows to side and rear giving stunning countryside views. Exposed timber flooring. A wealth of wall and ceiling beams into the vaulted ceiling. Useful timber built storage cupboards. Radiator. Low level door to:

NURSERY/DRESSING ROOM:

Window to rear enjoying countryside views. Exposed timber flooring. Radiator. Low level door to:

CLOAKROOM:

WC. Wash basin with tiled splashback. Exposed timber flooring. Timber built shelved storage. Vaulted with ceiling beams.



OUTSIDE:

To the FRONT of the property are areas of raised lawn plus brick built flower and shrub borders. A brick set pathway leads to the front door and a paved driveway is accessed via a five-bar gate providing parking for several vehicles. Useful timber built refuse/wood store. A wrought iron gate gives access to a side area of garden with flower and shrub beds and timber shed all being hedge and fence enclosed. This area continues to the rear with a paved seating terrace enjoying distant countryside views beyond the Primary School playground plus a further seating area for entertaining with brick built BBQ & potting shed. Outside power and light. Two sets of timber swing doors give access to a DOUBLE GARAGE with one bay currently used as a home office. Internally a door gives access to the rear where a staircase leads to a useful storage area offering further potential. Door to side. Power and light.

SITUATION:

The property is situated in this beautiful English village that enjoys historic links to Rudyard Kipling including Batemans Country House. The village provides shopping facilities for day-to-day needs and a popular primary school coupled with traditional Inns. The market town of Heathfield is approximately 6 miles distant and 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 14 miles distant with the larger coastal towns of both Hastings and Eastbourne being reached within approximately 30 and 45 minutes drive respectively. Etchingam Station is only 5 minutes drive with a service of trains to London.

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, Gas, Electricity & Drainage

Heating - Gas-fired

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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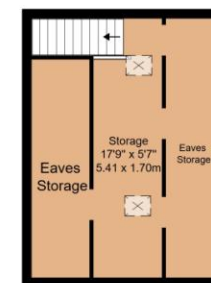
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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House Approx. Gross Internal Area
1411 sq. ft / 131.2 sq. m

Outbuilding Approx. Internal Area
592 sq. ft / 54.9 sq. m



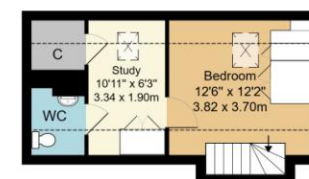
Outbuilding First Floor



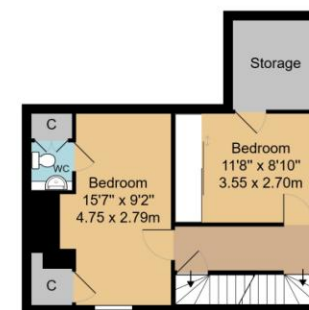
Outbuilding Ground Floor



Ground Floor



Second Floor



First Floor

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 misstatement. 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.