



Top Road, Hooe, TN33

Offers In Excess Of £650,000

 4  1  2048 sq ft







Set in a peaceful rural spot this charming period home in need of full renovation offers character-rich interiors, flexible outbuildings (2 1/2 acre paddock by negotiation) — all wrapped in mature gardens and accessed via a long private







# Key Features

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- Chain free period home with exposed beams, fireplaces and rustic finishes
- Four double bedrooms with countryside views
- Two reception rooms plus a dining room, all with feature fireplaces
- Kitchen/diner with wood units and tile-effect floor
- Separate bathroom with walk-in shower and bath
- Cellar with power and lighting
- Detached outbuilding (Old Saddlery) with vaulted ceiling and WC
- Additional outbuildings including granary and old pigsty
- Rear garden backing onto fields, (private paddock by negotiation)
- Long private driveway, mature gardens and ample parking













Set in a peaceful rural spot this charming period home in need of full renovation offers character-rich interiors, flexible outbuildings (2 1/2 acre paddock by negotiation) — all wrapped in mature gardens and accessed via a long private drive.



Arriving along a long, tree-lined driveway, this wonderfully characterful home in need of modernisation has been in the same family for over 20 years reveals itself slowly — set behind a mature front garden with lawns, established shrubs and ample parking. Inside, original features like exposed beams, sloping floors, wooden doors with black iron fittings and a series of working fireplaces add immediate warmth and depth. The main kitchen and dining space offers rustic charm with solid wood cabinetry, wood-effect surfaces, and room for everyday meals. From here, you'll flow into a choice of living areas, each with its own personality — one with a log burner, another with views over the garden, and a further reception with exposed brick fireplace and access to the greenhouse.

Upstairs, the four double bedrooms feature rich period detailing, from built-in cupboards to exposed beams and feature fireplaces. A good-sized bathroom includes both a walk-in shower and a separate bath, with wood-effect finishes and garden views. A wide landing, airing cupboard and staircase all contribute to the home's gently aged elegance.

Beyond the main house, the scope continues: a cellar offers powered storage, while the detached Old Saddlery — with its vaulted ceiling, velux windows, and separate WC — is ready to be reimagined as a studio, office or guest annexe (STPP). To the rear, the garden rolls into open fields and includes a brick path, patio, lawn and well-established natural planting. A gate leads to the paddock, while the rear also houses a granary with storage above and the remains of the old pigsty. With its inviting feel, versatile spaces and breathtaking views, this is a rare opportunity to own a home that blends rural peace with real potential.

Approximately 2 1/2 acre (tbv) paddock by negotiation  
Council Tax Band G  
Cess Pit









		
Floor -1 Building 1	Floor 0 Building 1	<p>Approximate total area<sup>0</sup></p> <p>2571 ft<sup>2</sup> 238.7 m<sup>2</sup></p> <p>Reduced headroom</p> <p>117 ft<sup>2</sup> 10.9 m<sup>2</sup></p>
		
Floor 1 Building 1	Floor 2 Building 1	
		
Floor 0 Building 2		

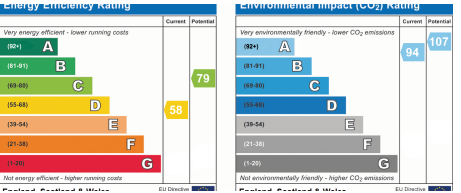
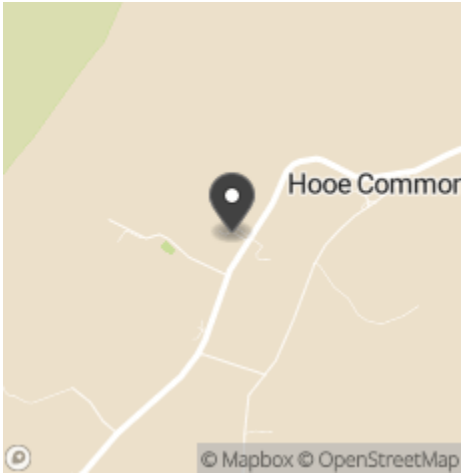
(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Tenure Type: Freehold

Council Tax Band:

Council Authority: