



Pell Green Cottage
Pell Green, Wadhurst,
East Sussex

A very pretty and well presented Grade II listed detached cottage, with lovely countryside views, situated in a convenient semi-rural location on the outskirts of Wadhurst within easy reach of the village High Street and commuter services.

Guide price £625,000 Freehold

Situation The property is situated in an Area of Outstanding Natural Beauty in a small hamlet approximately 1½ miles from the centre of Wadhurst, which was named the best place to live in the UK in 2023 by The Sunday Times, a much sought after village with its bustling High Street which includes an excellent range of shops and services for everyday needs including a Jemson's Local store, cafes, butcher, pharmacy, post office, bookshop, art gallery, florist, off licence, public houses, as well as a doctor's surgery, dentist, primary school and the well regarded Uplands Community College and Sports Centre.

For the commuter, Wadhurst mainline station is approximately 2 miles distant and provides a regular service to London Charing Cross/Cannon Street in an hour. The A21 is also within easy reach and links with the M25 and coastal routes. The regional centre of Tunbridge Wells is about 6 miles distant and provides a comprehensive range of amenities including the Royal Victoria Shopping centre, cinema complex and theatres.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty and includes Bewl Water Reservoir which is within walking distance of the cottage and is reputedly the largest area of inland water in the South East, where a wide range of water sports can be enjoyed.

Description: Pell Green Cottage is a most attractive Grade II listed detached cottage that has been sympathetically refurbished to combine period features with modern day tastes, providing a living space full of charm and character, which is light and well presented throughout, with wonderful views over open countryside from most of the windows, and benefiting from attractive external elevations of weatherboarding beneath a tiled roof.

Arranged over three floors the accommodation includes on the ground floor; a good-sized and well appointed kitchen/breakfast room with a range of painted shaker style floor units with granite worksurfaces over, a large island with a breakfast bar and a granite worksurface with an integrated sink and cupboards beneath, a range cooker, an integrated dishwasher and space for a large fridge/freezer, a sitting room with a feature fireplace with an oak mantel beam over and a wood burning stove, a dining room with a vaulted ceiling and two sets of french doors leading to the garden and a modern bathroom. Stairs from the kitchen lead down to a useful utility/storeroom. On the first floor there are three double bedrooms, the master bedroom benefiting from a vaulted ceiling with exposed beams and the second bedroom benefiting from an extensive range of wardrobes. On the second floor there is a large attic room/bedroom 4.

Outside a five bar gate opens on to a large gravel drive with parking for several cars. To the front there is close board fencing and hedging and a low retaining wall of sleepers runs around the edge of the garden with hedging partly above. A path from the drive leads to the rear door and continues round to a gravel terrace which is ideal for outdoor entertaining and for enjoying the lovely views over the adjoining countryside. Steps lead up to the main area of garden which is mainly laid to lawn with various mature trees and shrubs and real feature of the garden, which is south facing, is the open aspect. There is a useful shed and the garden as a whole is approximately a third of an acre. The garden is fenced on all sides.

Services: Mains water and electricity. Gas central heating

Local Authority: Wealden District Council (01892) 653311

Current Council Tax: E (£2,963.04 per annum from 1/4/2024)

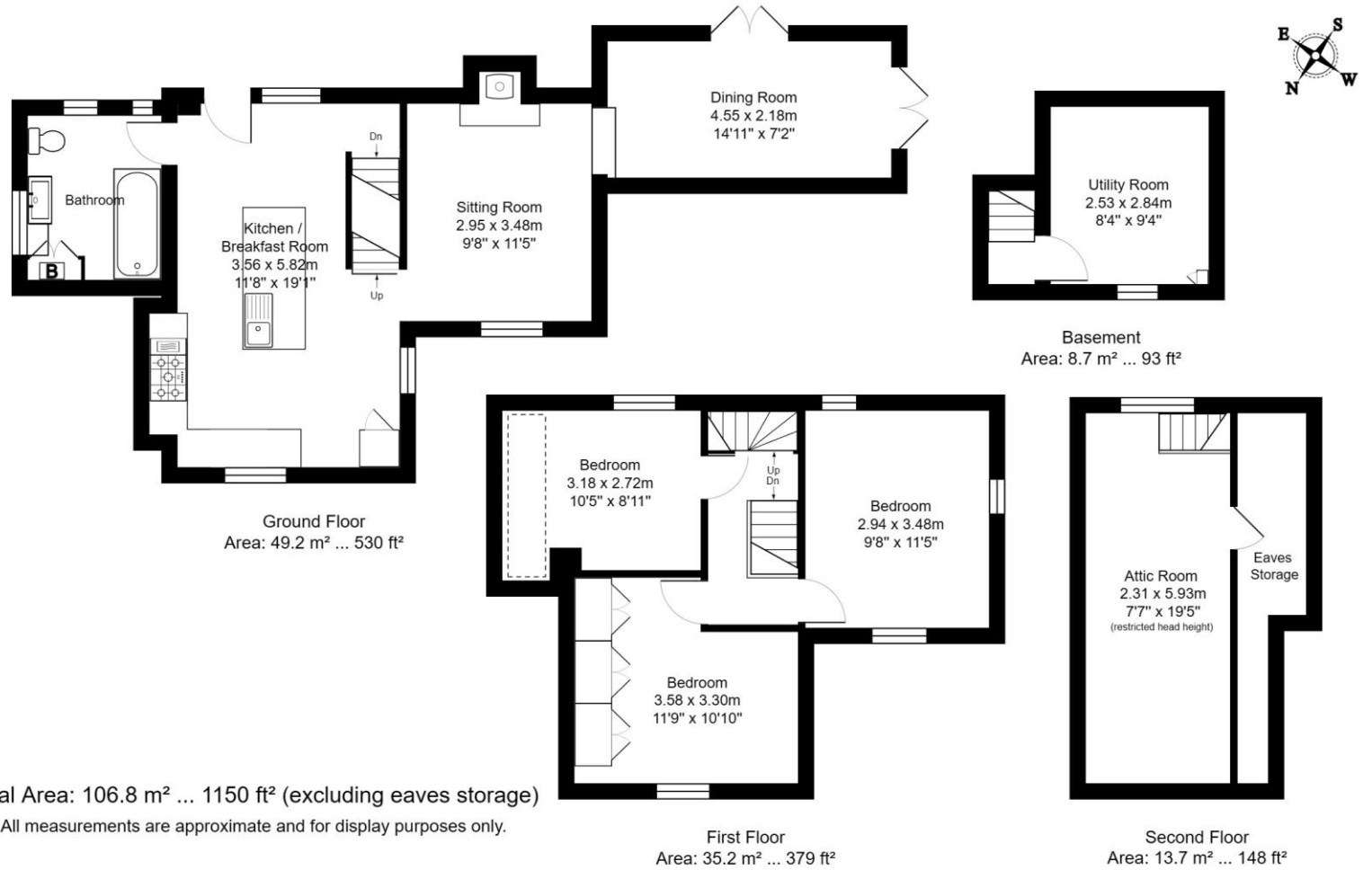
Current EPC Rating: Exempt

Property address: Pell Green Cottage, Pell Green, Wadhurst, East Sussex TN5 6EF



01892 786720 www.greenlizardhomes.co.uk

Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



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The Estate Office Durgates Wadhurst East Sussex TN5 6DE Telephone: 01892 786720 email: info@greenlizardhomes.co.uk