



**Swallows Barn West**  
Windmill Lane, Wadhurst, East Sussex



A very pretty attached 2-bedroom period cottage, situated in a wonderful position on a small no through lane with lovely views over rolling countryside and within walking distance of village amenities and the station. NO CHAIN.

**Guide price £385,000 Freehold**

**Situation:**

The property is situated in a quiet position on a private no through lane in the sought after village of Wadhurst, voted the best place to live in the UK in 2023. The village High Street is just a mile distant and offers an excellent range of shops and services for everyday needs including a Jemson's Local store and post office, cafés, deli, butcher, pharmacy, 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 1¼ miles distant and provides a regular service to London Charing Cross/Cannon Street in an hour. There is a regular bus service and the A21 is also within easy reach providing a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 30 miles to the west, the Eurotunnel terminal at Folkestone is about 45 miles to the east and central London is about 50 miles away. The regional centre of Tunbridge Wells is just 6 miles distant and provides a comprehensive range of amenities including The Pantiles, 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, reputedly the largest area of inland water in the South East, where a wide range of water sports can be enjoyed.

**Description:**

Swallows Barn West is a terraced period cottage with attractive external elevations of weatherboard and brick beneath a tiled roof and double-glazed windows throughout.

The property is well presented throughout and benefits from period features including exposed beams and enjoys a wonderful outlook from most of the rooms with lots of natural light.

Arranged over two floors the accommodation includes on the ground floor: a spacious entrance hall with understairs storage; a well appointed kitchen/breakfast room with a range of shaker style wall and base units, a gas hob and oven, space for appliances and a lovely outlook over the front garden and countryside beyond; a good-sized sitting room with an attractive fireplace and windows overlooking the rear garden. There is a rear hall with stairs to the first floor and a door leading out to the garden. On the first floor there are two double bedrooms, which both have lovely exposed timbers and views, and there is also a well-appointed shower room with views.

Outside, the property is approached over a small, private lane leading to a garage – this could be replaced to provide a parking area, if required. There is an area of garden at the front of the cottage which is laid to lawn with hedged borders and enjoys exceptional far-reaching views. To the rear of the property is good-sized garden planted with a variety of mature shrubs and bordered with fencing and a brick wall.

**Services:** Mains water and electricity. Shared private drainage. Gas central heating

**Local Authority:** Wealden District Council (01892) 653311

**Council Tax band:** D (2024/25 - £2,424.30 per annum)

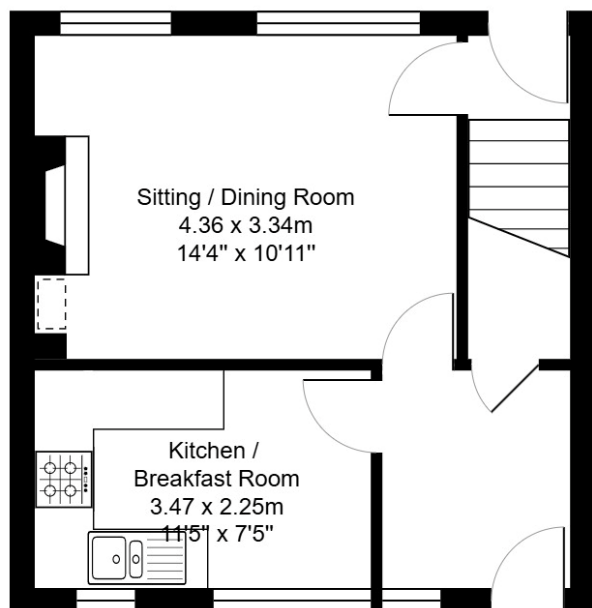
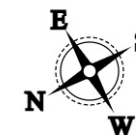
**Current EPC rating:** D

**Property address:** Swallows Barn West, Windmill Lane, Wadhurst, East Sussex TN5 6DJ

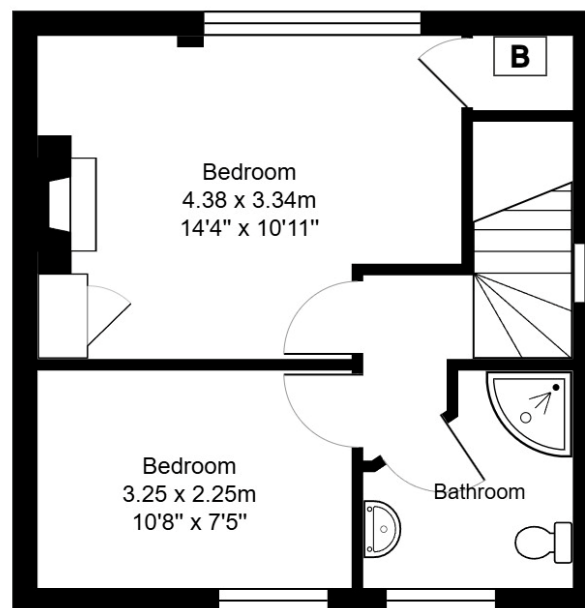


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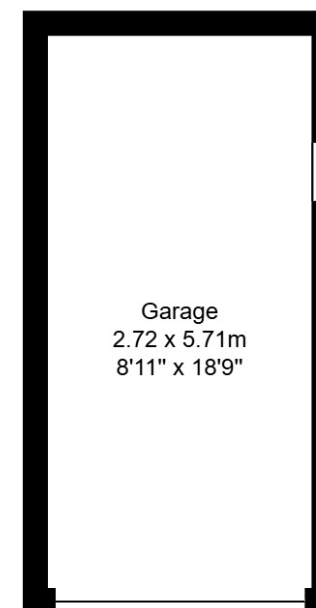
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor  
Area: 31.6 m<sup>2</sup> ... 340 ft<sup>2</sup>



First Floor  
Area: 31.6 m<sup>2</sup> ... 340 ft<sup>2</sup>



(Not shown in actual location / orientation)  
Area: 15.5 m<sup>2</sup> ... 167 ft<sup>2</sup>



**Important notice:**  
These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.





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