



## Ferndale

Wallcrouch, East Sussex



An attractive 1930s semi-detached 3-bedroom house, set on a lovely plot of about ¼ acre with views over adjoining countryside, offering excellent scope for updating, remodelling and enlargement, situated within easy reach of village amenities, schools and commuter services.

## Guide price £525,000 Freehold

**Situation:** The property is situated in a convenient semi-rural position within easy reach of local village amenities, with Ticehurst and Wadhurst villages being 1½ miles and 2 miles distant respectively. Wadhurst, voted the best place to live in the UK in 2023, offers an excellent range of shops and services for everyday needs including a Jempson's Local store and post office, cafés, butcher, pharmacy, florist, off licence, bank, 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 about 3 miles distant and provides a regular service to London Charing Cross/Cannon Street in about an hour. Gatwick Airport is about 30 miles to the west, the Eurotunnel terminal at Folkestone is about 40 miles to the east and central London is about 50 miles away. The regional centre of Tunbridge Wells is just 8 miles distant and provides a comprehensive range of amenities including The Pantiles, the Royal Victoria Shopping centre, cinema complex and theatres. Regular bus services also operate from Ticehurst to Wadhurst and Tunbridge Wells and the A21 is just over 2 miles to the east providing a direct link to the M25 (junction 5) and the coast.

Leisure pursuits include Dale Hill Golf Course, which is within 2½ miles, and the beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty, with numerous local footpaths offering excellent walking, and Bewl Water Reservoir, reputedly the largest area of inland water in the Southeast, is within walking distance and offers a range of leisure activities and water sports including an Aqua Park, walking and cycling trails, sailing, paddleboarding, rowing and fishing.

**Description:** Ferndale is a 1930s semi-detached cottage with rendered external elevations and double-glazed windows beneath a tiled roof. Originally a farm worker's cottage, the property enjoys a rural yet convenient setting on a generous plot of approximately ¼ acre and backs onto adjoining countryside. The house has been in the same ownership for the last 45 years and during this time has been a much loved and well-maintained family home, yet now offers considerable scope for updating, remodelling and enlargement.

The property extends to approximately 1,080sq.ft/100.4sq.m over two floors and benefits from a lovely outlook over its gardens and has far-reaching views to the rear, and includes the following accommodation : an entrance hall, a double aspect sitting room, a dining room, a kitchen, a utility/boot room, a cloakroom, three bedrooms (two doubles and a single) and a family shower room with a separate wc.

Outside the property is approached over drive shared with the adjoining house and what was originally a dairy farm and is now a small business centre, leading to a parking area providing parking for several cars. There is a gate giving access to a good-sized front garden, which is fully fenced and laid to lawn with flower borders planted with a variety of mature shrubs and plants. A path leads to front door and to the side of the house where there is a large shed, door to the utility/boot room, and leading to the large rear garden, which is fully fenced, laid to lawn, has a terrace outside the sitting room, several green houses and backs onto farmland.

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

**Local Authority:** Rother District Council (01424) 787000

**EPC Rating:** D

**Current council tax band:** C (2025/26 - £2,265.13)

**Property address:** Ferndale, High Street, Wallcrouch, Wadhurst, East Sussex TN5 7JR



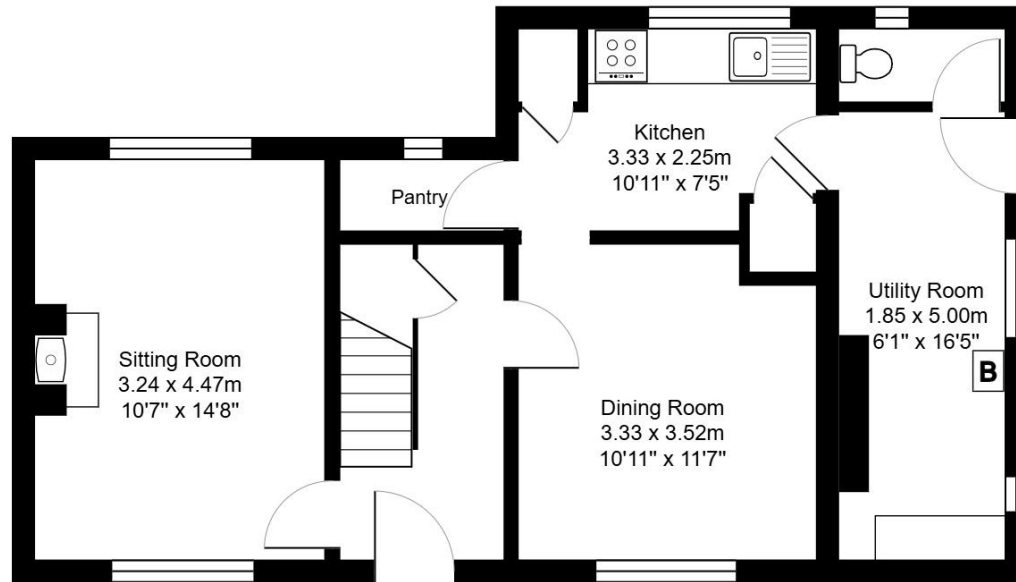
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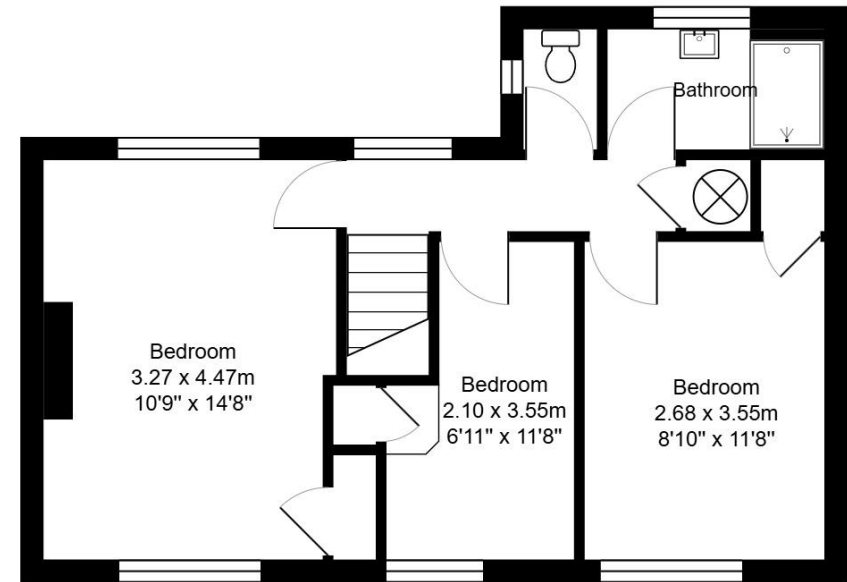


Total Area: 100.4 m<sup>2</sup> ... 1080 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Ground Floor  
Area: 56.4 m<sup>2</sup> ... 607 ft<sup>2</sup>



First Floor  
Area: 43.9 m<sup>2</sup> ... 473 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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The Estate Office Durgates Wadhurst East Sussex TN5 6DE Telephone: 01892 786720 email: [info@greenlizardhomes.co.uk](mailto:info@greenlizardhomes.co.uk)