



Mole End

Wallcrouch, Wadhurst, East Sussex

A very pretty and beautifully presented 5-bedroom detached period cottage of approximately 2,408sq.ft, set in delightful gardens and grounds of just over ¾ acre, situated within easy reach of village amenities with a lovely outlook over its gardens and adjoining countryside.

Guide price £1,200,000 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 just over a mile 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 Jemson's Local store and post office, cafés, butcher, pharmacy, florist, off licence, bank, public houses, as well as a doctor's surgery, dentist, state and independent primary schools and the well-regarded Uplands Community College and Sports Centre.

For the commuter, Wadhurst mainline station is about 3½ 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 Bedgebury Pinetum and Forest, 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 easy reach and offers a range of leisure activities and water sports including an Aqua Park, walking and cycling trails, sailing, paddleboarding, rowing and fishing.

Description: Mole End is a detached period cottage - originally a pair of cottages dating from the 1800s – presenting most attractive external elevations of weatherboard beneath a part slate and part clay tiled roof. The cottage benefits from being unlisted and is beautifully presented throughout, having been well maintained and much improved by the current owners, with the most recent improvements being a lovely new remodelled kitchen/dining room, the installation of solar panels and a new private drainage system.

The property has lots of character and charm with good ceiling heights and period features throughout, including an abundance of exposed timbers, latch doors and fireplaces, and is extremely light and spacious with lots of windows giving good natural light and enjoying a lovely outlook over its gardens and surrounding countryside from most of the rooms.

The accommodation extends to approximately 2,408sq.ft/223.7sq.m and is arranged over two floors including: a reception hall with original brick flooring and good-sized study area, a cloakroom/laundry room, a well-appointed kitchen/breakfast room which extends to 26'8 and is fitted with an extensive range of shaker style wall and base units with quartz work surfaces, breakfast bar, tiled flooring with underfloor heating and is open plan to a lovely, triple aspect vaulted dining room with a wood burning stove, windows overlooking the garden and French doors leading out to a terrace; a double aspect family room, which extends to over 20ft, has a staircase leading to the first floor and storage cupboard; an elegant sitting room extending to over 23ft with windows overlooking the front garden and an attractive fireplace fitted with a wood burning stove; a further living room/study with a stable door leading out to the garden and a bathroom with access to a cellar/store room. On the first floor there are five bedrooms (four doubles and a single) and a well-appointed shower room.

Outside, the property is approached over a gravel driveway providing plenty of parking and there is a double garage. The beautiful gardens extend to approximately 0.76 acres and wrap around the cottage with well-kept lawns and mature flower borders. There are raised vegetable beds, a large shed and a good-sized terrace to the rear, ideal for outdoor entertaining, which enjoys a lovely outlook over the adjoining countryside. There is an outbuilding providing further storage, a boiler room and an outdoor shower. The garden has a large natural pond, which is fully fenced, with a surrounding path and is planted with spring flowers and a variety of mature specimen trees.

Services: Mains water and electricity. Gas central heating. Private drainage. Fibre to the property broadband.

Current EPC Rating: D

Local Authority: Rother District Council (01424) 787000

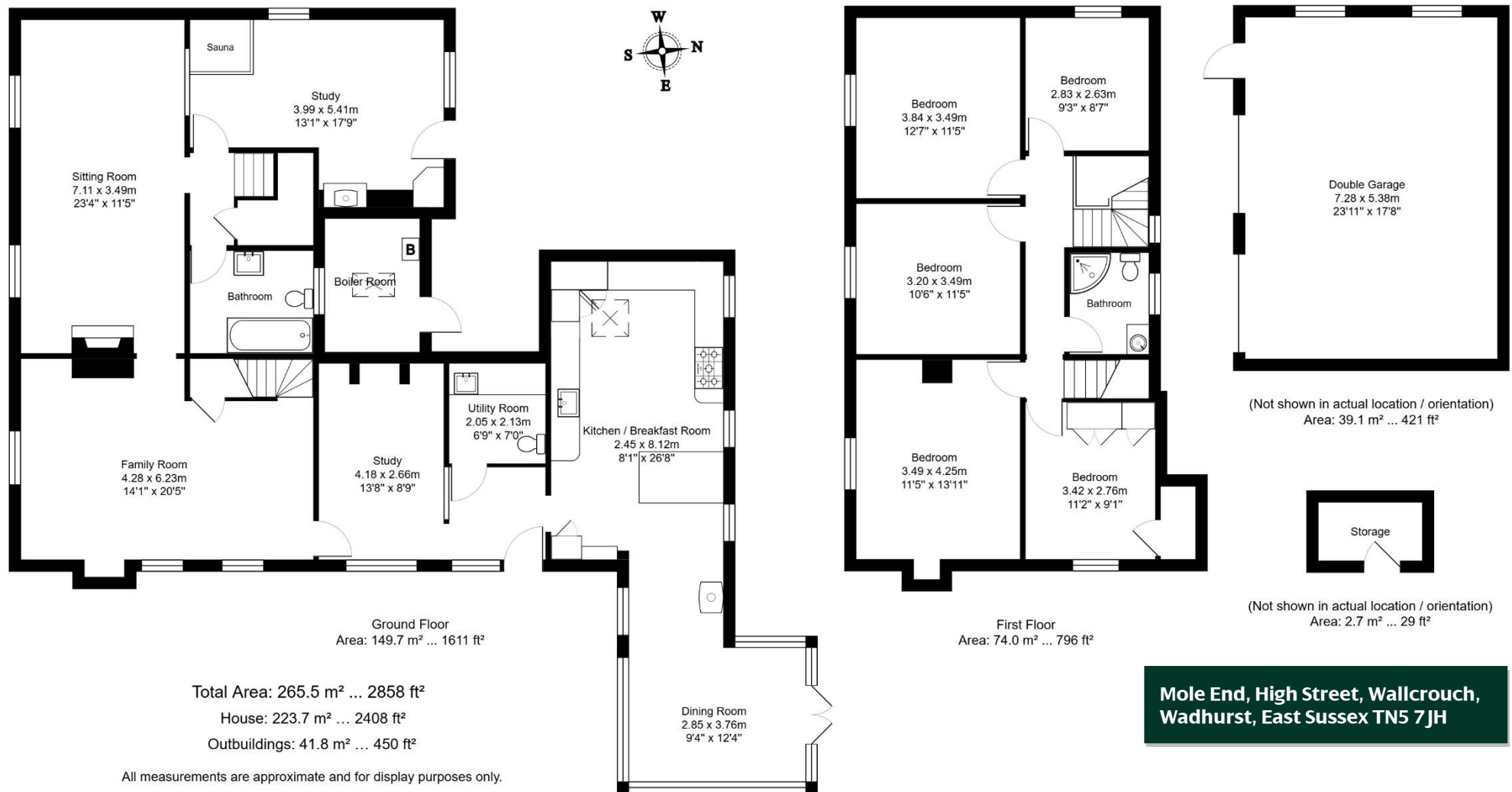
Current council tax band: C (2025/26 - £4,247.13)



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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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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