

burnett's



Greystones , Mark Cross, Crowborough, East Sussex, TN6 3PL

Guide Price: £750,000 Freehold

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01435

874450





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One of the most beautiful and sympathetically refurbished period properties we have come across in some time. This character property has much more to offer than you might expect from a cursory glance at its handsome but modest front exterior. The accommodation alone is exquisite, including 4 double bedrooms, three bath/shower rooms and five reception rooms; but the property also comes with just under a third of an acre, with several outbuildings, including a detached double garage and a large cabin; all just 5 miles south of Tunbridge Wells. EPC : D

If you have always dreamt of living in a character, period cottage, but have found them lacking in the number of rooms or outdoor space you require, or have been put off by them being listed or requiring too much updating, then Greystones could be the property for you.

The original limestone cottage is believed to date back to the 1800s, yet it is not listed and was extended significantly in the 80s. The current owners have given it a whole new lease of life and have revived some of the character that had previously been lost, and have enhanced this with tasteful improvements.

As if the house were not enough to tempt you, it is accompanied by about 0.31 of an acre, to include gated off-road parking, a detached double garage, landscaped gardens and several outbuildings, including a large cabin building that would be ideal as a workshop/gym/hobby room/games room/party barn etc.



The accommodation, which retains much of its character, with exposed beams, stonework and drop-latch wooden doors, includes:

- A double ended sitting room, featuring an inglenook fireplace at one end, housing a woodburning stove. The floor is laid with beautiful wood flooring and period style radiators have been fitted. Secondary glazing has been added to the double glazing to improve sound insulation in this room, which features three windows to the front.

- A generous office space with conservatory style windows and doors out to the side patio.
- Two interlinked smaller reception rooms, both featuring wood flooring, offering potential formal dining spaces, playrooms, snugs or additional study spaces.
- An open plan, split level kitchen/dining room with windows and French doors to the rear, side access to the driveway parking and tiled flooring. The kitchen has exposed ceiling timbers and is fitted with wood fronted wall and

base units with granite worktops, stainless steel sink with Quooker hot water tap, integrated Neff double oven with 5-ring gas hob and extractor over, Siemens microwave and dishwasher.

- Utility room with sink unit and space for a washing machine and tumble dryer.
- Ground floor shower room/cloakroom with the added benefit of a built-in broom cupboard.
- Four double bedrooms on the first floor including the principal bedroom suite, which includes a dressing area with fitted wardrobes, additional wardrobes in the bedroom itself, and an en suite bathroom. The en suite bathroom has a shower attachment with the bath as well as a separate shower cubicle and has a WC, washbasin and heated towel rail.
- The family bathroom has a skylight providing light from above, a panelled bath with shower over, WC and vanity unit with mounted basin on top, heated towel rail and tiled walls and floor.
- The bedrooms are all accessed directly off a central landing, which has built-in cupboards/ airing cupboard.



Externally, the property is accessed via vehicular and pedestrian gates in the close-board fencing, which provides a good degree of privacy and screening from the road. The driveway provides parking for up to five vehicles, and has accommodated a camper van in the past. There is a switched floodlight over the driveway and an outside tap. There is also a detached double

garage with electric door, power and lighting laid on. There is a wide covered porch to the side of the house with decorative tiled flooring, and an enclosed front porch by the door into the sitting room at the front.

The gardens lie to the East facing rear of the house and have been landscaped by the present owners. There is a broad paved patio immediately to the rear of the house, with doors out from the dining room. This patio features an ornamental pond with waterfall feature and a well. Located through an archway is a further patio area wrapping around the side of the house, with wall mounted mirrors maximising the light coming in, and a useful garden store at one end.

Attached to the garage is a wood store, accessible from the side porch and rear patio area. A pathway to the side of the garage meanders up the bank, with further storage areas to one side, to the upper tier of garden. Steps also lead up from the rear patio to this larger expanse of garden, which is primarily laid to lawn.

An unexpected feature of this property is the presence of a large cabin in the upper garden. This was largely used as a hobby and storage space, but could be used for a number of purposes. It features a large woodburner, has power and lighting and has been insulated. There is an area of fitted worktop/cupboards with an undermount fridge and a separate store room at one end, with loft storage above, accessible via a fixed ladder. There is an additional shed-like storage area, accessible from outside, at the other end of the cabin.

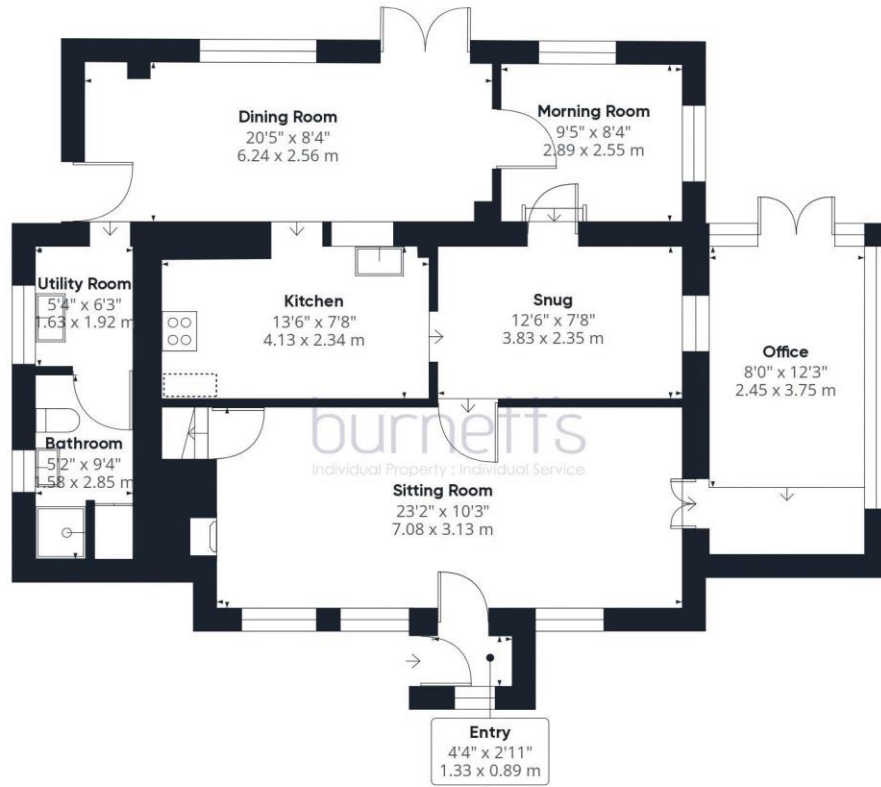


At the top of the garden is a fenced off area with gravel and decking seating areas, raised sleeper beds, ideal for a kitchen garden, and composting bins. There is a further garden store in this area as well.

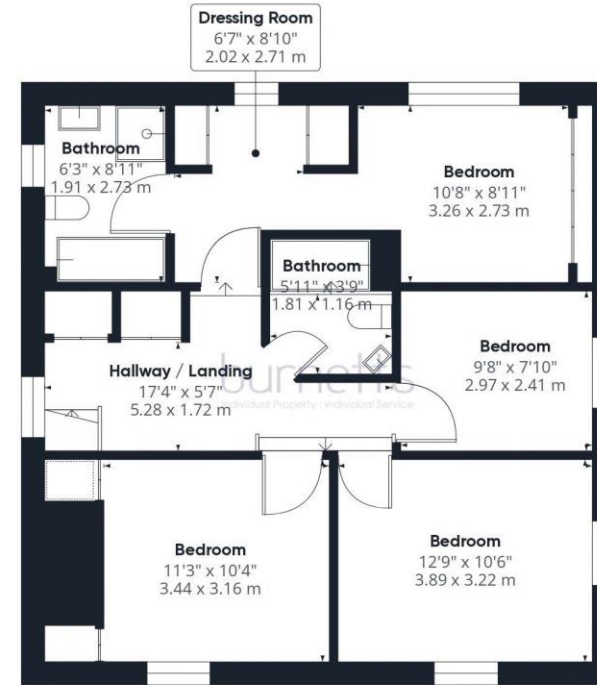
Tucked away in a shrub screened area to the side of the garden is a small summerhouse as well.

With the numerous outbuildings and garden space, this property will, we're sure, appeal to keen gardeners and/or those requiring space for hobbies or work.

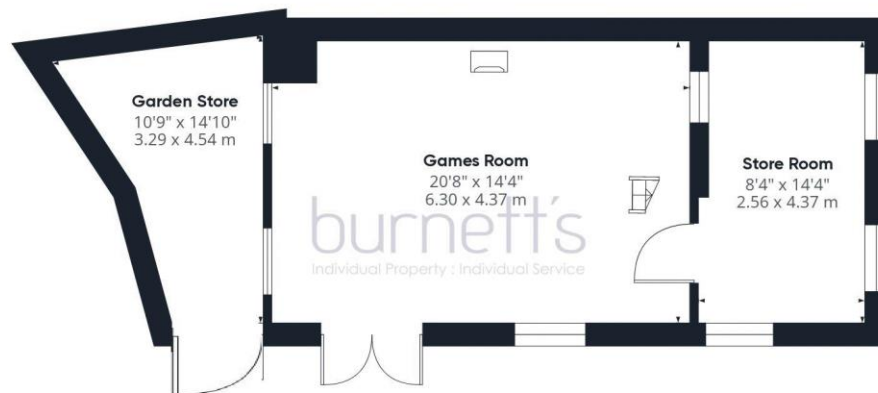
The property is located in the village of Mark Cross, aptly named as the village centre is on a cross roads with the B2100, which runs from Wadhurst to Crowborough, and the A267, which runs from Heathfield and Mayfield to Tunbridge Wells. Road (and bus) access is thus very convenient, with local amenities in every direction: Rotherfield (2.2 miles), Wadhurst (4.2 miles), Frant (2.7 miles), Mayfield (3.8 miles), Crowborough (5.2 miles) and Tunbridge Wells (5 miles). Mark Cross itself, has a large garden centre with café, a good primary school and a public house with lovely views from the pub garden.



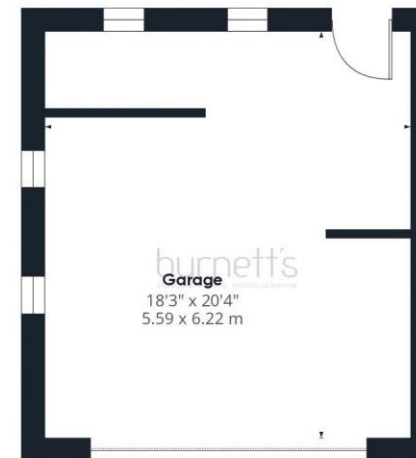
Ground Floor



First Floor



Outbuilding



Garage

Approximate total area

| | |
|-------------------|-------------------------|
| House: | 1681.43 ft ² |
| | 156.21 m ² |
| Reduced headroom: | 3.25 ft ² |
| | 0.3 m ² |
| Outbuilding: | 518.09 ft ² |
| | 48.13 m ² |
| Garage: | 372.01 ft ² |
| | 34.56 m ² |

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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



There are rail stations in Wadhurst (4.6 miles) and Frant (4.2 miles) with services to London Charing Cross and Cannon Street (London Bridge in around 55 minutes).

The area is designated as one of outstanding natural beauty and there are many superb walking opportunities in the surrounding rolling hills and woodland.

Material Information

Wealden District Council. Tax Band F (rates are not expected to rise upon completion).

Mains gas fired central heating, mains electricity, water and sewerage.

The original cottage is believed to be of stone wall construction with timber framing. The extensions are assumed to be with rendered and tiled elevations and a tiled roof

We are not aware of any safety issues or cladding issues.

We are not aware of any asbestos at the property.

The property is located within the High Weald AONB.

The title has easements, we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of flooding.

Broadband and mobile coverage: According to Ofcom, Superfast broadband is available to the property. Mobile coverage is limited, most likely from 02. We are not aware of any mining operations in the vicinity.

We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does not have step free access.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

burnett's

Individual Property : Individual Service

www.burnetts-ea.com

Mayfield: 01435 874450

Wadhurst: 01892 782287



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate. All parties are advised to verify the accuracy of any details when considering making an offer. These particulars are believed to be accurate at the time of publishing, but we cannot guarantee their accuracy and they should not be relied upon as statements or representations of fact, and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you, particularly if travelling some distance.