

Pilbeam Cottage
St James Square, Wadhurst,
TN5 6BL

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A most charming and beautifully maintained Grade II listed character cottage, believed to date back to the 1600s and displaying a wealth of period features. Positioned in the heart of Wadhurst village, with all of its shops, cafes, services, amenities and transport links close-by, yet sheltered from the busy High Street. The cottage offers two double bedrooms, two bathrooms, living room, study, kitchen/dining room, a large, dry cellar and a courtyard garden. EPC Rating: D
Offers in the Region of £425,000 Freehold

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Pilbeam Cottage

1 St James Square, Wadhurst, TN5 6BL

Offers in the Region of £425,000 Freehold

Pilbeam Cottage is a beautiful, character, Grade II listed terraced cottage, dating back to the C17. It displays an abundance of period features including exposed beams, timbers and brickwork, drop latch doors, casement and former mullion windows, and feature fireplaces. It has been lovingly maintained and updated over the years to provide a unique home in this sheltered yet convenient location, in a quiet road behind the High Street in the centre of Wadhurst, with its abundance of amenities all within a short walk. It is also not far from a network of footpaths leading off into the surrounding countryside, designated as one of Outstanding Natural Beauty, including walks to nearby Bewl Water. The terraced house is attached on one side to a small restaurant and on the other side to residential flats.

Accessed off Church Street, the cottage has a courtyard garden to the front with low iron railings and a gate opening to a paved terrace, ideal for potting plants and a table and chairs. Steps lead up to the front door, which opens into a lobby with high level storage and an opening to the kitchen. The adjoining boot room provides useful storage for coats and shoes.

The kitchen/dining room is a generous size, with added space provided by a former inglenook fireplace (ideal for a sofa) and a pantry area to the rear. The kitchen offers an array of wall and base units with a good amount of worktop and tiled splashbacks. There is a sink/drainage with mixer tap over, integrated dishwasher, double oven, induction hob and washing machine, plus space for a tall fridge freezer in the pantry area. There is a pretty casement window to the front and wood effect flooring. A hatch in the floor opens to the tanked cellar, which is a good size, with power, lighting and a small window. Stairs rise from the kitchen to the first floor sitting room.

The living room is located on the first floor and is a split-level "L" shaped room wrapped around the chimney breast. It has a feature fireplace, exposed beams to the walls, casement windows to the front and former mullion windows. Latched doors open to the first bathroom and study. Stairs rise to the second floor.

The bathroom comprises a white suite with panelled bath, shower over and tiled surround, pedestal wash basin and WC. Wood effect flooring and window to the rear.

The study has a part vaulted ceiling with skylight providing natural light.

The staircase from the living room leads to the second floor landing, with latched doors to the two double bedrooms, feature stained glass windows, carving in one of the beams and Victorian inset tiles.

Bedroom one will accommodate a double bed and has a casement window to the rear, a dressing area to one side of the exposed brick chimney stack and an en suite bathroom to the other side, which is fitted with a

panelled bath with shower attachment, pedestal wash basin and WC.

Bedroom two is another double bedroom with an eaves recess for hanging clothes and a skylight to the front.

The historic market town has a lot to offer including a very good local supermarket with post office facilities, a family run butcher's, greengrocer, chemist, delicatessen, various independent shops, restaurants, cafes, pubs, a doctor's surgery and dentist. It has a vibrant community with lots of social activities to get involved with. There is a community sports centre and various sports clubs, Church of England and Catholic Churches.

Wadhurst rail station is about 1.5 miles from the property, with regular service to London Charing Cross, London Bridge and Canon Street (London Bridge in around 55 minutes). There is also a good local bus service that runs to Tunbridge Wells and Hastings, with a bus stop just around the corner from this property.

Wadhurst has a pre-school, "good" primary school (Ofsted 2024) and a popular state secondary academy in Uplands, as well as the Sacred Heart Catholic preparatory school.

Approximately 7 miles North of Wadhurst is the lovely Spa town of Royal Tunbridge Wells, with its fabulous shopping and beautiful Regency style paved Pantiles area, theatres and various other leisure facilities. This town also has very high achieving grammar schools.

The Coast (Hastings) is also within about 45 minutes of Wadhurst.

Material Information

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

Mains gas, electricity, water and sewerage.

The property is believed to be of brick and timber construction with half tile-hung elevations under a tiled roof. We are not aware of any safety or cladding issues. We are not aware of any asbestos at the property.

The property is located within the High Weald AONB and Wadhurst conservation area.

The title refers to easements, which we believe relate to a right for the neighbouring property to access their front door via the courtyard. The property also has areas of flying freehold. We suggest you seek legal advice on these.

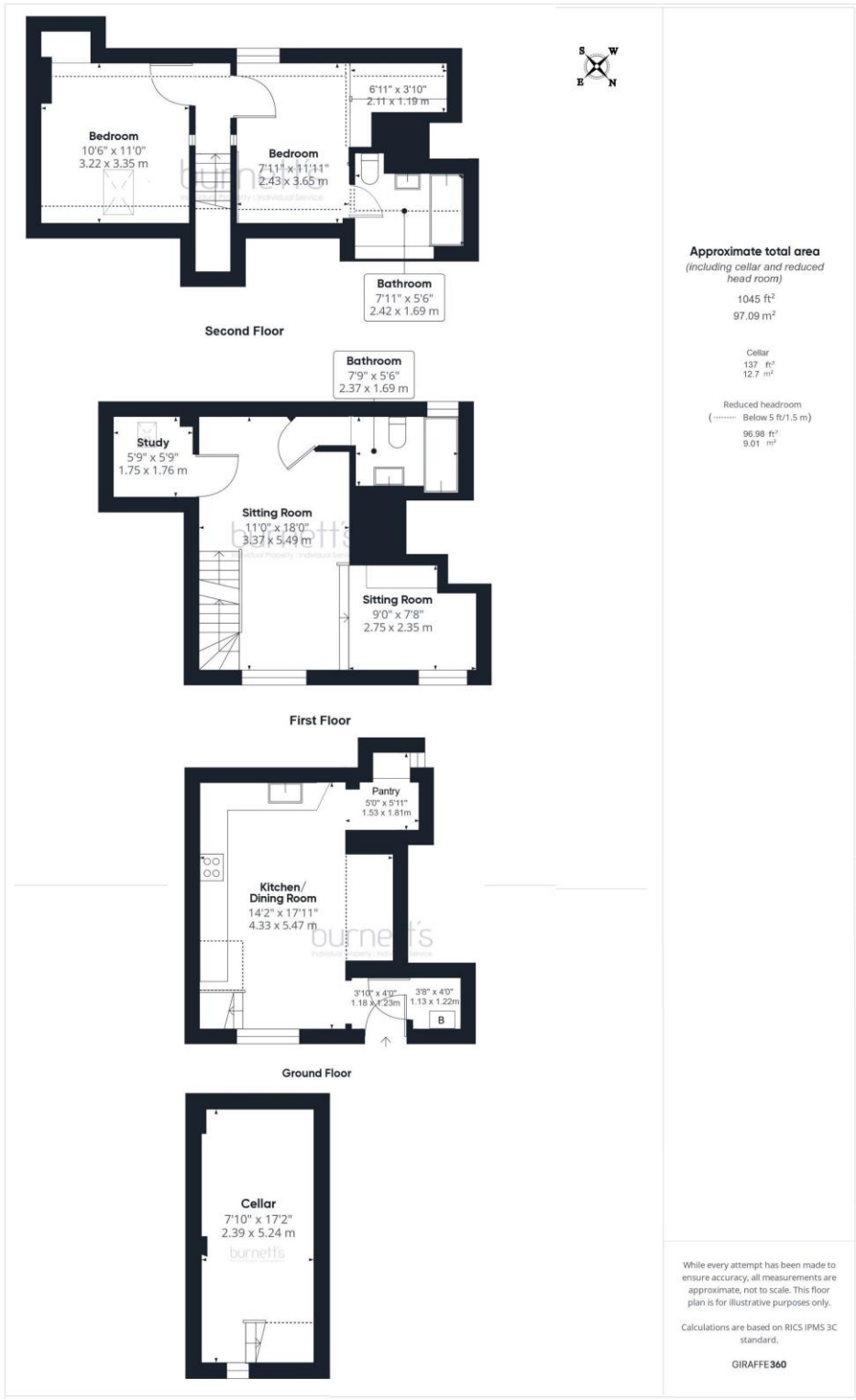
According to the Government Flood Risk website, there is a low risk of surface water flooding.

We are informed that Superfast broadband is available to the property.

There is mobile coverage from various networks, best from 02.

We are not aware of any mining operations in the vicinity, or 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		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

