

Yaffle  
Cousley Wood Road  
Pell Green, Wadhurst, TN5 6ED

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A handsome detached period property offering superb potential for refurbishment and possibly extending (subject to the usual consents), located in the Pell Green area of Wadhurst. Occupying a plot of about 0.2 of an acre with far-reaching elevated views to the North, the property currently offers three double bedrooms with a 4<sup>th</sup> attic room and potential to extend over the kitchen and garage. EPC: F

**Offers in Excess of £750,000 Freehold**

# Yaffle

Cousley Wood Road, Pell Green, TN5 6ED

Offers in Excess of £750,000 Freehold

Believed to date back to the 1950s, this handsome, unlisted, detached, double fronted house is considered to require refurbishment. In particular, it is considered that buyers may wish to update the electrics, install a central heating system, replace/upgrade the windows and doors, replaster and generally cosmetically update the house. It is also considered to offer scope for extending over the kitchen and garage, subject to the necessary planning/building consents.

From the first and second floors there are far-reaching views to the North.

The house is set back from the road with an area of garden and off-road parking to the front and a tree line providing screening from the road.

Attached to the house is a tandem garage with vehicular doors to the front and rear and a vehicle inspection pit. There is gated access to the rear garden on the other side of the house.

To the rear is a raised patio with steps down to a generous area of lawn. The whole plot amounts to about 0.2 of an acre and is well screened with mature trees and hedging.

One enters via the front door into an entrance hall, with useful understairs storage and access to a cupboard, which houses the fuse box.

There are two reception rooms accessed off the entrance hall including a generous L shaped triple aspect living room with French doors to the rear terrace and a brick fireplace with raised gas fire, tiled hearth and mantle.

The spacious double aspect kitchen/breakfast room has entrances from and windows to the front and rear. The kitchen has an array of wall and base units with a Rangemaster taking centre stage. There is space for freestanding fridge, washing machine and dishwasher.

Finishing off the ground floor accommodation is a WC with shower cubicle.

Arranged over the first floor are three double bedrooms, including the double aspect principal bedroom. All the bedrooms have fitted/built-in wardrobes. They are served by a family bathroom on this floor, with shower over a panelled bath, WC and washbasin mounted on a fitted vanity unit.

A door off the landing opens to reveal a further staircase rising to the second floor, where there is an attic room with dormer window to the rear, affording elevated views to the North. Accessed off this room are useful eaves storage spaces.

Pell Green is an area on the northern fringe of the popular market town of Wadhurst, just under 1 mile from the town centre. The nearest shop is about half a mile away in Sparrows Green, where there is also a good Primary School, Pre-School, Garage, Vets, Chinese/Fish & Chip Shop and Recreation Ground with Tennis and Football Clubs. There is a Pub and Cricket Club in Cousley Wood (about ¾ of a mile).

Wadhurst centre offers an array of shops and facilities, including a Doctors' Surgery, Dentist, Cafes, Pharmacy, Butcher and Jempson's Shop with Post Office facilities. There is a sports centre, community hall and various clubs/societies to get involved with.

Wadhurst railways station is about 1.6 miles away with regular services to London Charing Cross (London Bridge in around 55 mins).

In addition to the pre-school and primary, there is Uplands Academy and the Sacred Heart Catholic School.

Bowl Water Reservoir is easily accessible and there are many superb walks to be enjoyed in the surrounding countryside, which is designated as one of Outstanding Natural Beauty.

Approximately 7 miles North is Royal Tunbridge Wells, providing wider shopping and leisure facilities.

## Material Information

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

Electric storage heaters (there is a mains gas supply to the house). Mains electricity, water and sewerage. The property is believed to be of cavity brick construction with rendered 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.

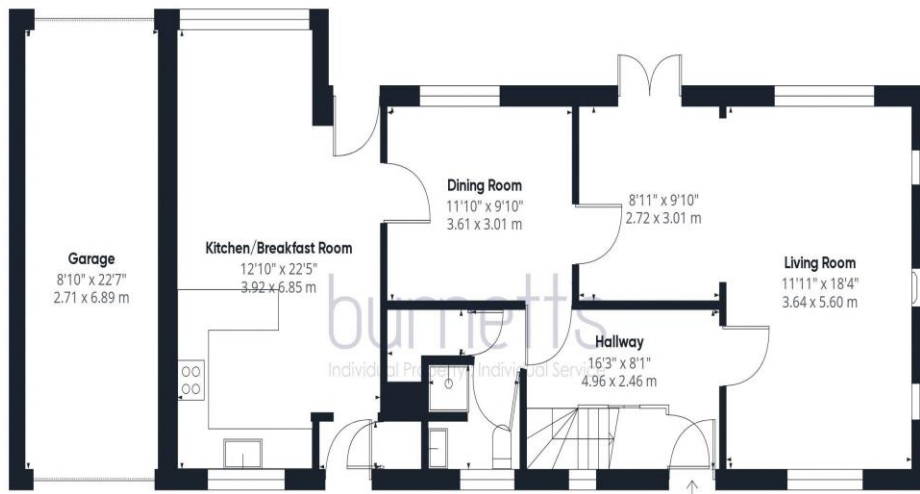
According to Ofcom, Superfast broadband is available to the property.

According to Ofcom, there is limited mobile coverage from 02 and Vodafone.

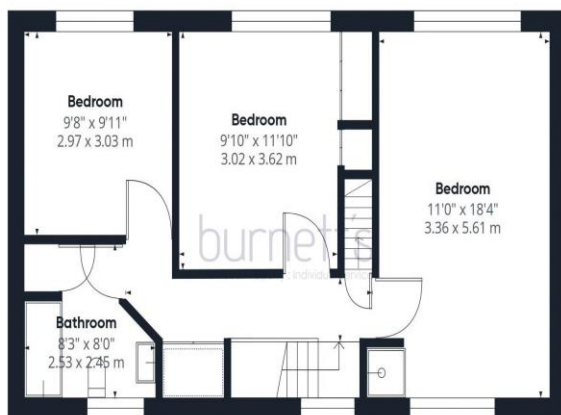
We are not aware of any mining operations in the vicinity.

We are not aware of planning permission for new houses / extensions at any neighbouring properties. The field opposite has been outlined as a possible SHELAA site but is currently considered unsuitable for development.

The property does not have step free access.



Ground Floor



First Floor



Second Floor



**Approximate total area**  
(excluding garage and attic storage)

1273 ft<sup>2</sup>

118.29 m<sup>2</sup>

**Reduced headroom**

103.55 ft<sup>2</sup>

9.62 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		

