



# burnett's

Individual Property : Individual Service



Located in the picturesque, quiet old High Street in the popular village of Frant, just 2.5 miles South of Royal Tunbridge Wells is this quaint, character cottage, benefitting from its own private garden and outside store. The house comprises: living room, kitchen/breakfast room, study/bedroom plus two bedrooms and a bathroom on the first floor. EPC: D

Guide Price : £360,000 Freehold



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# Kyre Cottage

7 High Street, Frant, TN3 9DT

Guide Price £360,000 Freehold

No.7 High Street is a beautiful, Grade II listed period cottage displaying some fine character features including exposed beams, multi-pane sash and casement windows and fireplaces. It is located at the end of a terrace of similar cottages, and there is the option of using the front, High Street facing door or, as our clients do, a side entrance, which takes you into a hallway between the kitchen and living room.

The kitchen is lovely and cosy, with underfloor heating beneath the terracotta floor tiles. It has exposed beams to the walls and ceiling, wood block worktops and a butler sink. There is an integrated undermount fridge and dishwasher and space for a freestanding gas cooker and washing machine. There is also room for a small table and chairs and understairs storage including a pantry.

The living room has a fireplace housing an intricate woodburning stove on a tiled hearth with a bremsner beam over. A secondary glazed multi-pane sash window looks out to the side.

At the front of the house is a room that the current owners use as a single bedroom, which would work very well as a study. There is a little window looking through from this room to the living room and a sash window to the front, as well as the front door.

Located off the stairs is a split-level landing with shelving on one side, leading to bedroom 2 and the bathroom. Bedroom two will accommodate a single bed and has a skylight to the pitched ceiling. The bathroom has a Savoy white suite comprising a panelled bath, WC and washbasin. There is a heated towel rail and built in storage.

The main bedroom is located at the front of the house and is a generous double with a feature fireplace and useful storage cupboard.

Accessed down a pathway to the rear of the terrace is a private courtyard garden with walled and fenced boundaries and plant screening. It is largely paved with beds around the perimeter. Accessed a little further down the pathway is the communal bin storage area and a brick store belonging to this property.

Parking in the High Street is unrestricted.

## LOCATION

Frant is a beautiful village arranged around a large triangular green, set on a hilltop affording some stunning views over the surrounding countryside. It is located about 2.5 miles South of the popular Spa town of Royal Tunbridge Wells. This cottage is located on the historic High Street, away from the

busy A267 which runs through Frant from Tunbridge Wells, down towards the coast.

The village has a hairdressers, two highly regarded pubs, a "good" primary school (Ofsted 2022), The Church of St Alban, a village hall, which hosts a number of clubs and societies, a children's playground and bowls club. The village store is temporarily closed, but is expected to re-open, hopefully this year.

Frant has its own railway station, although it is located in the neighbouring hamlet of Bells Yew Green (about 1.5 miles outside of the village). This is on the Hastings (St Leonards) line to London Charing Cross and Cannon Street (London Bridge in about 52 minutes). There are regular buses stopping at the village from Heathfield to Tunbridge Wells.

The village is located in the High Weald Area of Outstanding Natural Beauty and there are many lovely walks to enjoy, in particular around Eridge Park.

Tunbridge Wells offers an extensive range of shopping and leisure facilities, including restaurants, cafes, bars, the beautiful Pantiles, old High Street area and town centre. It has a theatre, cinema and high achieving grammar schools.

## Material Information:

Wealden District Council. Tax Band C (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 part brick, part weatherboarded ground floor elevations and tiled upper elevations, under a slate 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 AONB and conservation area.

The title has easements, which we believe relate to rights of access over the driveway/pathways. We suggest you seek legal advice on the title.

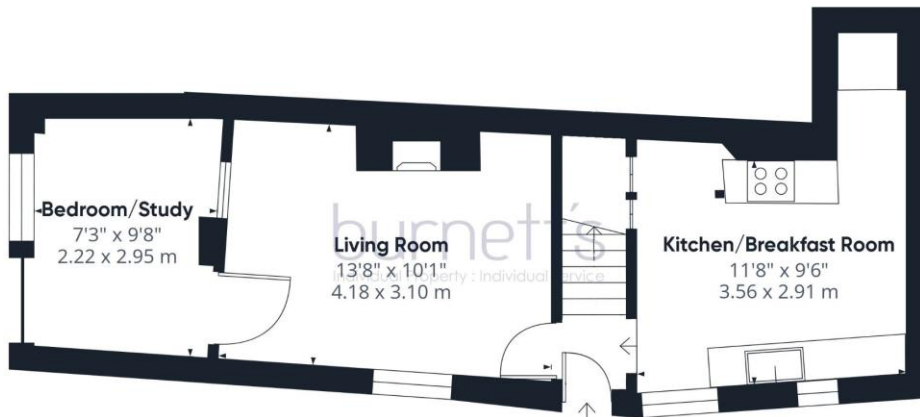
According to the Government Flood Risk website, there is a very low risk of flooding.

Broadband coverage: we are informed that Superfast is available to the property.

Mobile Coverage: There is limited mobile coverage, best from EE and O2.

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.



Ground Floor



First Floor



Approximate total area<sup>1</sup>  
605.26 ft<sup>2</sup>  
56.23 m<sup>2</sup>

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

