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Individual Property : Individual Service



A sensational and substantial, Grade II listed former 'Whilgh Estate' cottage, currently arranged as two flats, in need of complete refurbishment and offering considerable scope to create a wonderful family house of over 2,500 sq.ft in a stunning rural setting, subject to any necessary consents.

NO CHAIN.

Offers in Excess of: £350,000 FREEHOLD



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BEST ESTATE AGENT GUIDE
AWARD WINNER
SALES 2024



BEST ESTATE AGENT GUIDE
AWARD WINNER
SALES 2025

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The Old Laundry,

Shovers Green, Wadhurst, East Sussex. TN5 7JU

Offers in Excess of: £350,000 FREEHOLD

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £350,000

The Old Laundry forms a rather stunning, Grade II Listed former estate house, having originally formed the laundry house for the Whiligh Estate. The property is currently arranged as two separate apartments, and was let for several years, but we believe that there is fabulous potential to turn this property into one, substantial, attached house, subject to any necessary planning and building consents.

There is also considerable scope to refurbish these apartments for investment purposes.

The property sits in the most fantastic rural setting, towards the end of the Whiligh Estate driveway, surrounded by farmland and gardens and within easy access to footpaths to Wadhurst village and Bewl Reservoir. The Old Laundry is attached to a former coach house and stables which have already been converted.

With over 2,500 sq.ft of accommodation, there is a lovely, block paved, private and secluded South facing courtyard garden, which includes a further 200 sq.ft of external store rooms and a former kennels.

To the front of the property our large double doors into a former garage with an internal door to a store room on the right (we note that the floor of the storeroom is not sound). To the left of the garage, accessed via its own door, is another large storeroom.

A further door provides access to both properties with stairs leading to the first floor and a further locks door to the ground floor. The ground floor comprises a kitchen/breakfast room, sitting room with a fireplace, bedroom with a fireplace, internal lobby and hallway, a second staircase to the first floor, bathroom and rear lobby.

The first floor provides a central landing, kitchen, bathroom, and as many as four bedrooms.

We note that the property requires a lot of work including potentially new floor joists across all of the first floor, new electrics, new heating, new windows, as well as new kitchen and bathroom suites. One may wish to alter the layout, especially if restoring into one large property, and therefore planning permission and listed building consents will be required.

The South facing courtyard is mainly wall enclosed with three lean-to store rooms to the western wall, former kennels and a further storeroom to the southern wall. It is beautifully private and offers considerable scope to be transformed into a magnificent walled garden. There is a further area of garden to the western side of the property and parking spaces to the eastern side and north side of the property, within the open courtyard in front of the house and the adjoining property.

The Whiligh Estate occupies a rural area known as Shovers Green, between the popular villages of Wadhurst and Ticehurst. The property lies within the Whiligh Estate, an impressive, privately owned historic estate dating back to 1586, which has been in the same family ever since.

Wadhurst (1.3 miles) and Ticehurst (2 miles) both offer a good selection of local amenities and services including convenience stores, post office facilities, pharmacies, hairdressers, cafes, pubs, doctors' surgeries, sports clubs etc. Tunbridge Wells is about 8 miles to the North-West, offering a wider selection of shopping and recreational facilities.

The Areas is recognised as one of Outstanding Natural Beauty and there are many walking opportunities close by, most notably around Bewl Water, accessible down nearby Wards Lane.

There are good primary schools in Wadhurst, Ticehurst and Stonegate, and Wadhurst has Uplands (secondary) Academy and the Sacred Heart Catholic School as well.

There are stations at Stonegate (2.9 miles) and Wadhurst (2.8 miles) with fast and frequent services to London Charing Cross (Wadhurst to London Bridge in just under 1 hr).

Material Information:

Rother District Council, Tax Band A for both flats. (rates are not expected to rise upon completion).

Mains electricity, oil fired boiler (hot water only), electric storage heaters/radiators, the vendors will require the new purchasers to disconnect the current water supply and connect to a new pipe which has been installed within a reasonable period. This is a sub supply off the main estate and billing done annually by the estate for metered consumption.

We believe there to be a shared septic tank drainage system which the vendor believes to be compliant.

The property is believed to be of brick/block and timber construction with a tiled roof.

This property is in need of renovation and we cannot guarantee the integrity of the flooring on the first floor.

We are not aware of any asbestos at the property.

The property is located within the High Weald AONB.

The title has restrictions and 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.

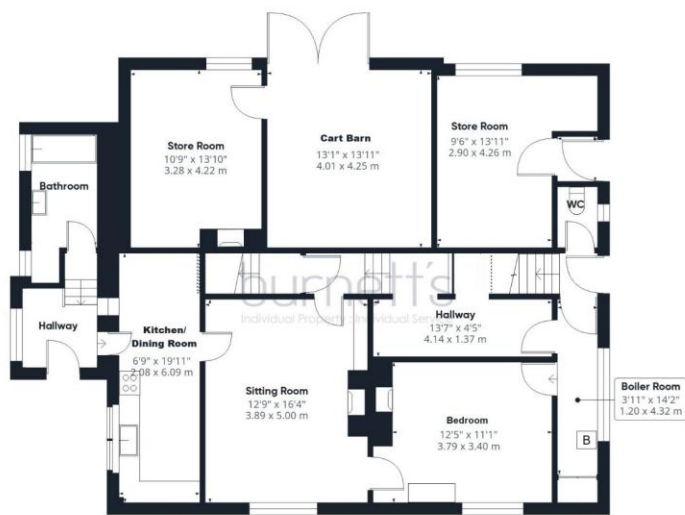
Broadband coverage: we are informed that Superfast broadband is available at the property.

Mobile Coverage: There is variable mobile coverage from various networks.

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



Outbuildings



First Floor

Old Laundry and Laundry Cottage

Approximate total area

2779 ft² incl. outbuildings
258.1 m²

2573 ft² excl. outbuildings
239 m²

Reduced headroom

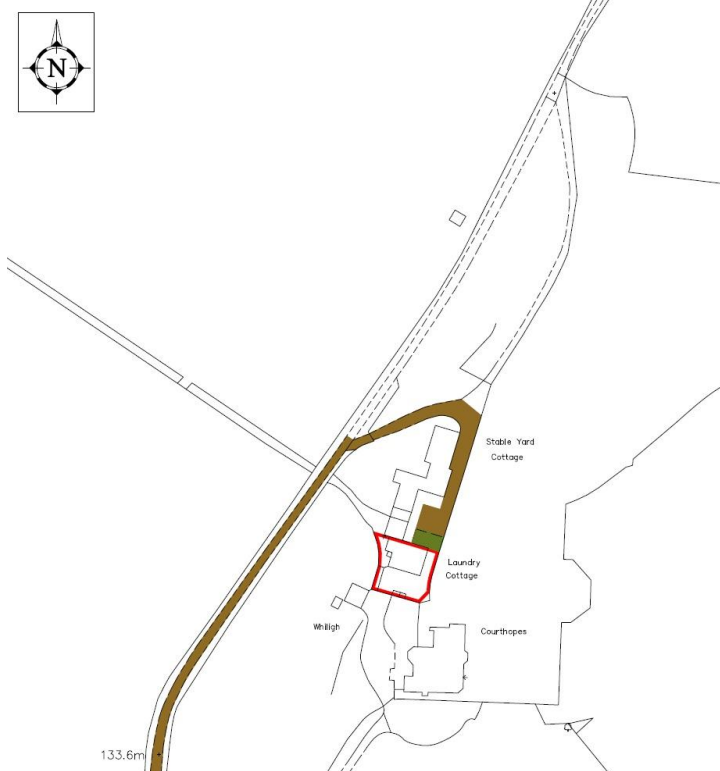
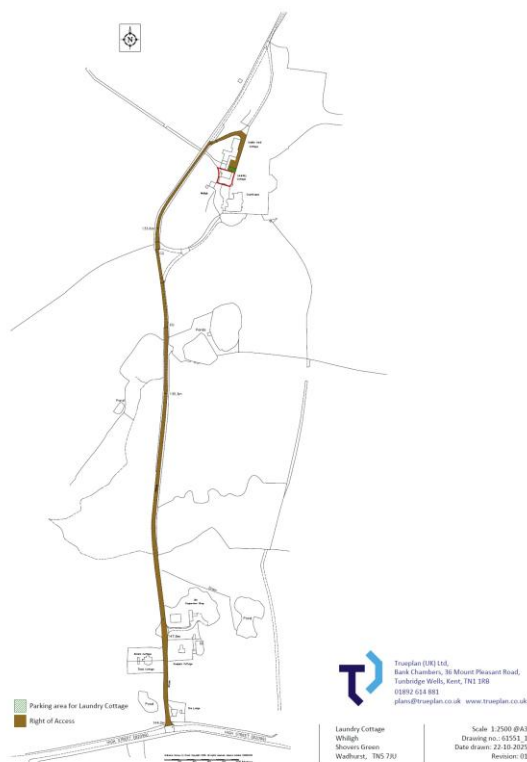
15 ft²
1.4 m²

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

More information about the Pattinson Auction Process can be found here at:

<http://www.pattinson.co.uk/property?id=480183>

