



Three Leg Cross
Ticehurst, East Sussex, TN5 7LF
Asking price £850,000 Freehold

Wyatt
Hughes

THREE LEG CROSS, TICEHURST, EAST SUSSEX, TN5 7LF

Nestled in the heart of the picturesque countryside of East Sussex, this enchanting 3-bedroom detached Oast House with a large private pond in Ticehurst offers a unique blend of rustic charm and modern living. Situated at the end of a private lane with its scenic surroundings, this property is a rare gem overlooking the serene Bewl Water.

The house boasts an iconic roundel design, characteristic of traditional oast houses, complemented by red brick and weatherboard exteriors. The gardens surround the property, providing a tranquil setting with lush greenery and mature trees. The property also includes a spacious carport and ample off-road parking, ensuring convenience and security for residents and guests alike.

Step inside to discover a warm and inviting atmosphere. The ground floor features three generous reception rooms. The family room, dining room, and living room all offer ample space for relaxation and entertainment. Exposed wooden beams and a rustic wood-burning stove enhance the cosy ambiance of the family room, making it perfect for gatherings or quiet evenings.

The well-appointed kitchen is a blend of traditional and contemporary design elements.

Upstairs, you will find three spacious bedrooms, each with unique features and beautiful views. The master bedroom includes an en-suite bathroom, wardrobe area & stunning lake views. The additional two bedrooms are generously sized, with plenty of natural light & storage space. One of which also has a mezzanine floor offering a useful extra space with.

The property includes a family bathroom upstairs, in addition to the master en-suite.

One of the standout features of this property is its proximity to Bewl Water, offering breathtaking views and access to numerous outdoor activities such as walking, cycling, and water sports.

Located just a short distance from the centre of Ticehurst, residents can enjoy the best of both worlds – the tranquility of rural living and the convenience of nearby amenities. Ticehurst offers a variety of shops, cafes, and restaurants, as well as excellent schools and transport links.

Hazelhurst Farm Oast is more than just a home; it's a lifestyle choice. This unique property combines traditional charm with modern amenities, all set in an idyllic location with stunning views. It's the perfect home for those seeking a peaceful retreat with easy access to local amenities and outdoor activities.

• Three Bedrooms • Detached Oast House • Private Lake • Views Over Bewl Water • Three Reception Rooms • Requires Modernisation • Close to Local Amenities • Services - Septic Tank • Oil Central Heating • Council Tax Band G



Carport
16'2" x 15'11"
(4.93m x 4.86m)

Carport
Approximate Floor Area
258 sq. ft
(23.96 sq. m)

Living Room
19'7" x 11'6"
(5.96m x 3.51m)

Kitchen
12'2" x 9'1"
(3.70m x 2.78m)

WC/Study
6'7" x 5'0"
(2.00m x 1.73m)

Hall

Dining Room
15'1" x 15'1"
(4.60m x 4.59m)

Family Room
15'2" x 15'1"
(4.62m x 4.59m)

Mezzanine
14'3" x 7'3"
(4.34m x 2.20m)

Mezzanine
Approximate Floor Area
84 sq. ft
(7.85 sq. m)

Bedroom 1
20'5" x 11'10"
(6.22m x 3.61m)

Bedroom 2
14'5" x 14'5"
(4.47m x 4.42m)

Bedroom 3
15'0" x 14'11"
(4.58m x 4.52m)

Bath Room

En-suite

Landing

Ground Floor
Approximate Floor Area
975 sq. ft
(90.55 sq. m)

First Floor
Approximate Floor Area
975 sq. ft
(90.55 sq. m)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			71
England & Wales EU Directive 2002/91/EC 			

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales EU Directive 2002/91/EC 			

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

Wyatt Hughes

