



## Directions

## Viewings

Viewings by arrangement only. Call 01825 701 030 to make an appointment.

## EPC Rating

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



The Annexe, Rose Bank Farm Pick Hill, Horam, Heathfield, TN21 0JR

£1,600 Per month

- Three Double Bedroom Farm House
- Semi Detached
- Private Garden
- Spacious Living Accommodation
- Unfurnished
- On a Working Rural Farm
- Idyllic Farm Location in Horam
- Modern Finish Throughout
- Inglenook Fireplace
- Available June



# Rose Bank Farm Pick Hill, Heathfield TN21 0JR

A deceptively spacious family home, forming part of the original Farmhouse and located in stunning rural Pick Hill, Horam.

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Council Tax Band: A



Located on a working farm is this stunning rural semi detached family home. The house is well presented with modern fixtures and fittings.

Upon entering this property through the patio doors, there is a spacious and open plan sitting room/dining room with inglenook fireplace, modern kitchen/breakfast room, three double bedrooms and a contemporary family bathroom. Approached via a private driveway and situated in the most idyllic rural location, this (rarely available) farm house is available to let unfurnished.

The house offers well presented and spacious accommodation comprising a large sitting room/dining room with inglenook fireplace and dual aspect windows. The fully fitted kitchen/breakfast room has plenty of grey coloured base and eye level storage cupboards, marble effect work surfaces, stainless steel sink with mixer tap. Upstairs there are three double bedrooms, and a modern tiled bathroom comprising a white suite of bath with shower over, pedestal hand basin and low level WC. Additional benefits include a private garden area, surrounded by fields and countryside views, parking for two cars. Available June.