

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Ham Lane, Etchingham, TN19 7ER

- ▼ 2 Bedroom Detached House
- ▼ Balcony & Decked Area
- ▼ Off Road Parking
- ▼ Open Plan Living
- ▼ Beautifully Presented
- ▼ Village Location



EPC RATING

Current:

Potential:

EPC Awaited

£400,000 - £425,000



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A rare opportunity to acquire this delightful detached cottage, full of character and charm, tucked away in a peaceful setting just a short walk from Burwash High Street. This Grade II listed home offers a perfect blend of period features with modern convenience. The ground floor comprises a spacious entrance hall with two well-proportioned double bedrooms and a bathroom with clever built in storage, while the first floor boasts a stunning open-plan living space, complete with a kitchen and dining area, flowing seamlessly to a private balcony, an ideal space for relaxing or entertaining. Outside, the property benefits from a decked area providing further space to enjoy the tranquil surroundings. A parking space is also included, adding to the practicality of this unique home. With its charming cottage style, historic character, and enviable location, this property makes for a perfect rural retreat within walking distance of local amenities. The Granary is set along peaceful Ham Lane in the historic village of Burwash, East Sussex. Surrounded by rolling countryside in the High Weald Area of Outstanding Natural Beauty, it offers a tranquil rural setting while being close to village amenities and the charm of Burwash High Street.

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The Property
Ombudsman

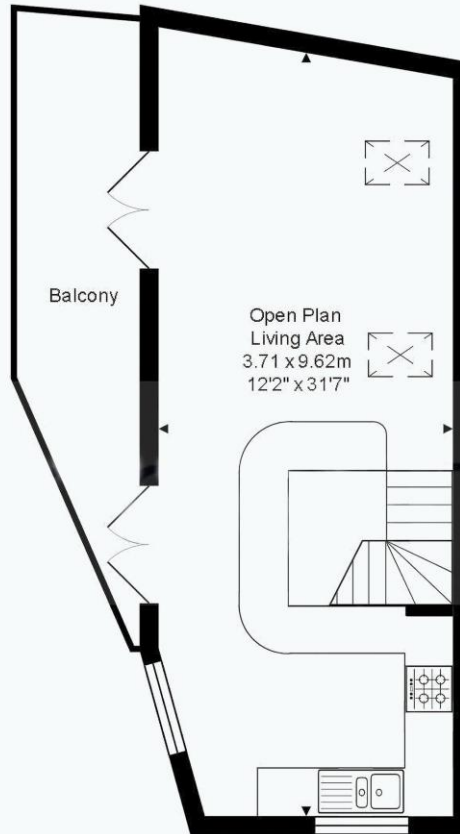
The Property
Ombudsman
LETTINGS



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Ground Floor
Area: 35.1 m² ... 378 ft²



First Floor
Area: 35.1 m² ... 377 ft²



TENURE: FREEHOLD

COUNCIL TAX BAND: D

MAINTENANCE/SERVICE CHARGE: N/A

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