



# Lambert & Foster



## NORTH COTTAGE

CAMDEN HILL, SISSINGHURST, KENT, TN17 2AR

*An attractive, Grade II Listed semi detached house which boasts a wealth of 17th century architecture blended with modern finishes and comforts, including a beautiful rear garden with countryside views, ample parking and detached double garage. There is Lapsed Planning Permission to extend the rear of the house, convert the attic space, add a side porch and convert the existing garage to form a home office/two bedroom annexe. Cranbrook School catchment area.*

GUIDE PRICE £650,000

FREEHOLD





## NORTH COTTAGE

CAMDEN HILL, SISSINGHURST, KENT, TN17 2AR

North Cottage is an impressive, semi-detached family residence presenting brick and tile hung elevations beneath a pitched tiled roof. Accommodation is arranged over two floors and comprises; sitting room with feature inglenook fireplace, fitted kitchen with rear garden access, dining room and cellar. To the first floor, principal bedroom with front facing views, two further bedrooms with stunning rear and side views and a family bathroom with separate bath and shower.

Our vendors have previously secured planning permission to add a side porch, convert the attic room, extend the kitchen with additional utility room and convert the double garage into a two bedroom annexe/home office. Reference number 21/03380/FULL – [tunbridgewells.gov.uk](https://www.tunbridgewells.gov.uk)

- Semi-detached character cottage
- Three bedrooms
- Sitting and dining rooms
- Cellar
- Beautiful 200' rear garden with countryside views
- Ample parking and detached double garage (currently used as guest room/home office)
- Lapsed Planning permission granted (ref 21/03380/FULL)
- Cranbrook School catchment area





## SITUATION

North Cottage sits on the outskirts of Sissinghurst Village in the county of Kent. Cranbrook is to the south, Goudhurst to the west, Tenterden to the east and Staplehurst to the north. Sissinghurst is most famous for its Castle and the magnificent gardens created in the 1930's by Vita Sackville-West, poet and gardening writer, and her husband Harold Nicolson, author and diplomat. The castle is within easy walking distance from North Cottage. The Street runs through the centre of the village and is where the village pub, The Milkhouse, can be found as well as the acclaimed Rankins restaurant, a tandoori restaurant, a general store and village hall.

## DIRECTIONS

From the Wilsley Pound roundabout on the outskirts of Cranbrook, take the A229 towards Staplehurst. Continue to follow road for approximately 1.2 miles where North Cottage can be found on the right hand side.

## GARDENS & GROUNDS

Outside, a wooden gate opens onto a driveway with parking for multiple cars. The established garden is a fine feature, measuring approximately 200 ft, mainly laid to lawn and punctuated with established trees and shrubs providing a beautiful outlook. There is a large sun terrace with fine views across neighbouring farmland and fantastic double garage which is currently being used as a guest room/home office.



For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

## North Cottage, Camden Hill, Sissinghurst, Cranbrook

Approximate Area = 1339 sq ft / 124.3 sq m  
 Limited Use Area(s) = 27 sq ft / 2.5 sq m  
 Outbuilding = 430 sq ft / 39.9 sq m  
 Total = 1796 sq ft / 166.7 sq m  
 For identification only - Not to scale



OUTBUILDING 2



OUTBUILDING 1

GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2024. Produced for Lambert and Foster Ltd. REF: 117732.

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**VIEWING:** By appointment only.  
**Cranbrook Office:** 01580 712888.

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Private septic tank

**Heating:** Gas

**BROADBAND & MOBILE COVERAGE:**

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

**LOCAL AUTHORITY:** [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**COUNCIL TAX:** Band D **EPC:** Exempt

**COVENANTS:** None

**FLOOD & EROSION RISK:** Property flood history: None **Rivers and the sea:** None **Surface Water:** None **Reservoirs:** None **Groundwater:** None  
 (Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information).

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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 Helix House, High Street  
 Wadhurst, East Sussex TN5 6AA

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