



Lambert & Foster



NORTH COTTAGE

CAMDEN HILL, SISSINGHURST, KENT, TN17 2AR

An attractive, Grade II Listed three bedroom semi detached house which boasts a wealth of 17th century architecture blended with modern finishes and comforts, including a sitting room with feature inglenook fireplace and beautiful rear garden with countryside views, extending to approximately 0.28 of an acre, with ample parking and detached double length garage (currently used as a home office). 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 (now lapsed) to add a side porch, convert the attic, 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

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



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.

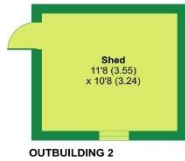
GARDENS & GROUNDS

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 length garage which is currently being used as a home office. The whole plot measures approximately 0.28 of an acre.

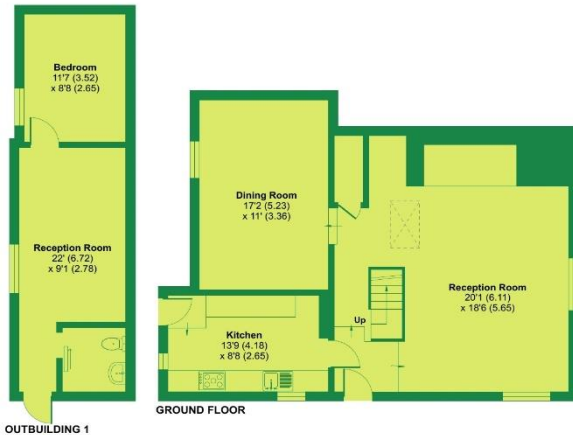
For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

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). © richomeo 2024. Produced for Lambert and Foster Ltd. REF: 117732.

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

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

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 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.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

OFFICES LOCATED AT:

PADDOCK WOOD, KENT
Tel. 01892 832 325
77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX
Tel. 01435 873 999
Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT
Tel. 01580 712 888
Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN

PROPERTY PROFESSIONALS FOR OVER 120 YEARS



Lambert & Foster