

Old Cottage
High Street, Mayfield, TN20
6AB

burnett's
Individual Property : Individual Service



Old Cottage forms a fabulous and beautifully presented, Grade II Listed cottage in the heart of Mayfield, offering wonderful views across the Rother Valley to the rear, parking, a south facing courtyard garden, two double bedrooms, plus two further bedrooms/studies, an en-suite and family bathroom, sitting room with inglenook, kitchen/breakfast room and a very useful cellar. VENDORS SUITED. EPC Exempt.

Price Guide: £650,000 Freehold

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Old Cottage

High Street, Mayfield, TN20 6AB

Asking Price £650,000 Freehold

Old Cottage was fully restored and completed in around 2009, with further improvements made by the current owners. Indeed, it won an award from Sussex Heritage for the restoration works. There is charm and character in abundance, with oak doors, exposed stonework, beams, mullion and leaded light windows.

The house enjoys wonderful views from the rear facing rooms, and the day-to-day accommodation is arranged over three floors (plus the cellar), providing a flexible layout, to include two double bedrooms and two single bedrooms that can also form office spaces, and/or a dressing room as required.

There is also a very useful utility room and cellar storage room, and the ground floor comprises a wonderful sitting room, with an inglenook and wood burner, plus a skillfully extended kitchen/breakfast room at the rear of the house, opening on to the rear courtyard garden.

One enters via the front door, directly into the sitting room, with the bay window to front and the inglenook fireplace with a fitted wood burner, plus a door that leads through to the kitchen/breakfast room, comprising a range of painted wooden units, new wooden worktops, plus space for various appliances.

The eating area is within the skillful extension, with door and windows overlooking the rear garden and the views to the Rother Valley beyond. There is a door from the corner of the kitchen leading down to the basement, which contains the boiler and a range of cupboards and drawers making a very useful utility room/store area.

The first floor landing provides access to the rear facing bedroom/office, with wonderful views and a built in cupboard, feature fireplace, plus the double bedroom at the front of the house, with a window to front and built-in cupboards and beautiful, original wide oak floorboards.

The bathroom comprises a bath, basin and WC, with part tiled walls and original oak flooring and a door to the main bedroom.

Stairs lead up to the top floor, comprising a second double bedroom with a vaulted ceiling, fitted wardrobes, door to the en-suite shower room, comprising a shower, WC, basin, with part tiled walls and a door back to the landing. Opposite is a door to a rear facing bedroom, which could also be used as a dressing room, if one wished. The views are even better, being this high up.

Outside, at the front is a brick block 'forecourt' which has been used for private parking for several years. To the rear is a walled garden, with flower bed borders, a central lawn and paved seating areas for entertaining.

Old Cottage is located in the middle of the High Street, near to the renowned Middle House Hotel.

Mayfield High Street provides amenities for most day to day needs, including a small supermarket, baker, butcher, delicatessen, chemist, greengrocer, hairdressers, artisan shops and post office. There are Churches of various denominations, period Inns and a Primary School, plus Mayfield Secondary School for Girls.

For more comprehensive facilities the Spa Town of Royal Tunbridge Wells is approximately 9 miles to the north.

Railway stations are at Wadhurst, (5 miles), Tunbridge Wells (9 miles), Jarvis Brook & Buxted serving all London Stations. There are two bus services to Tunbridge Wells, Heathfield and Eastbourne, plus the local Flexi-bus and Weald-link busses.

There is an excellent choice of education facilities within the general area catering for both the state and private sectors.

Nearby leisure facilities include numerous Golf Courses, sailing can be enjoyed along the Coast and at Bewl Water Reservoir. The village has its own Tennis club as well as many beautiful walks and numerous equestrian pursuits are available nearby.

Material Information:

Council Tax Band E (rates are not expected to rise upon completion)

Mains Gas, electricity, water and sewerage.

The property is believed to be of brick, stone, and timber construction with rendered and tiled elevations and a tiled roof.

We are not aware of any safety issues or cladding issues, nor of any asbestos at the property.

The property is located within the AONB and conservation area.

The title has restrictions and easements, we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of flooding.

Broadband coverage: we are informed that Superfast broadband is available at the property.

There is mobile coverage from various networks.

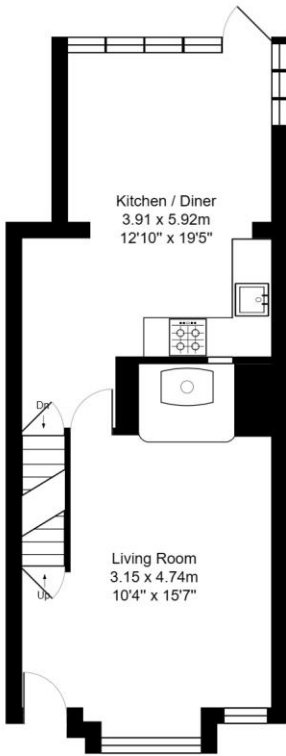
We are not aware of any mining operations in the vicinity.

We are not aware of planning permission for new houses / extensions at any neighbouring properties.

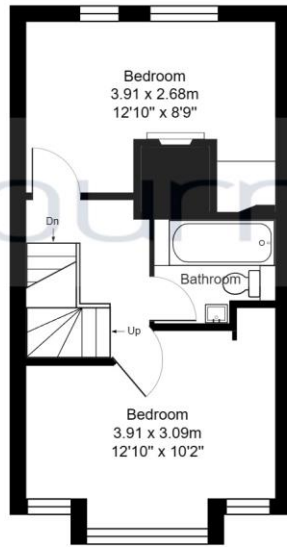
The property does not have step free access.



Total Area: 117.3 m² ... 1262 ft²
 All measurements are approximate and for display purposes only.



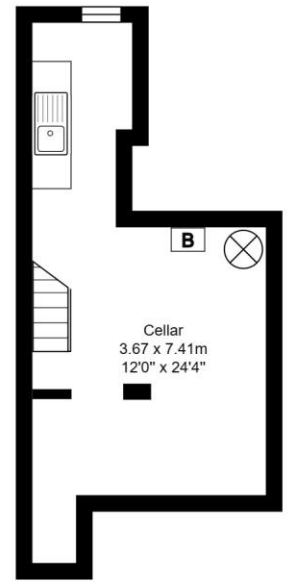
Ground Floor
 Area: 38.9 m² ... 419 ft²



First Floor
 Area: 30.1 m² ... 324 ft²



Second Floor
 Area: 27.4 m² ... 295 ft²



Basement
 Area: 20.8 m² ... 224 ft²



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