

Mortains  
Station Road, Mayfield,  
TN20 6BN

**burnett's**  
Individual Property : Individual Service



A pretty and spacious Period townhouse, now in need of modernisation throughout, with accommodation arranged over four floors, to include three double bedrooms, dressing room, bathroom, sitting room with sunroom and balcony, dining room, entrance hall, plus a kitchen, larder, utility and hallway. There is a south facing garden with a shed at the rear and excellent views across the Rother Valley from the rear facing windows. There is also a formal front garden. EPC Rating E

**NO CHAIN. Asking Price: £500,000 Freehold**

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# Mortains

Station Road, Mayfield, TN20 6BN

Asking Price £500,000 Freehold

Mortains forms a superb, and deceptively spacious attached Townhouse, enjoying Period origins, and presenting brick front and side elevations beneath a tiled roof, and a tiled rear elevation. The property retains many period features, such as wood panelling, sash windows, bay windows and ironwork bolts, fireplaces and original staircases.

The accommodation is arranged over four floors, with steps from the formal front garden up to the front door to the entrance hall, comprising panelled stairs to the lower ground floor, and stairs to the first floor, a door to the formal, bay fronted dining room, complete with sash windows and a gas fireplace with a Pine surround and mantle.

The sitting room forms one larger, L shaped open room, with a brick open fireplace to one wall and French doors to a raised, South facing balcony, and further doors to a glass enclosed rear sun-room, both overlooking the rear garden and the valley beyond. There is a further window to the side.

The lower ground floor provides a kitchen, hallway, larder and utility room, with both the kitchen and hallway having direct access to the garden. There is huge potential for these areas to be opened up into a much bigger, open plan, brighter space, subject to any necessary consents. There is an older-style central heating boiler and an array of fitted shelves and cupboards, sink and cooker. A useful cloakroom comprising a WC and basin can be found by the stairs.

The first floor provides an open landing, with further stairs to the second floor, plus access to two double bedrooms, one to the rear, enjoying the views and a former fireplace, and one to the front, enjoying a bay window and former fireplace. There is a cloakroom to the front of the house, and a bathroom at the rear, comprising a panelled bath, shower over, basin and bidet, plus doors to an airing cupboard and window to rear.

The top floor provides further flexible accommodation, with a landing and a velux window to the front, a door to the main bedroom enjoying superb views across the Rother Valley to the rear, plus a unique double glazed, circular, stained glass window to the side wall. A wide opening provides access to the dressing area, with fitted wardrobes and a velux window to the front. This area could easily form a nursery, fourth (single) bedroom or en-suite, subject to ones needs and any consents.

Outside, to the front is a part walled, formal garden, with an iron gate to the road and formal box-hedge planting. A path leads to the front door, as well as a side path and further gate to the rear garden.

The rear garden enjoys an area of brick paving by the kitchen, with the patio and sunroom above, plus a long, south facing rear garden, arranged as a series of

levelled lawns with brick and stone paths leading down to the shed at the bottom of the garden. Please note, the rear garden is currently somewhat overgrown.

The property is located just off the High Street. Mayfield is a very pretty and characterful village with a predominantly Period High Street in an Area of Outstanding Natural Beauty. It has Churches of various denominations within a good and strong community.

There are many choices to be made from Country Inns, Gastro Pubs, Restaurants, Cafes, an Art Gallery and many other Societies and Clubs. From a shopping perspective there is a local supermarket, a family run butchers, chemist, delicatessen, Doctor's Practice and Dentist.

Railway stations can be found at Wadhurst (5 miles), Crowborough (5 miles), and Tunbridge Wells (9 miles). These provide a fast and regular service to London Charing Cross, London Bridge and Canon Street. There is also a regular bus service to Tunbridge Wells.

With a wide choice of education and care from Nurseries and Primary Schools through to Secondary schools, for both boys and girls, in the private and state sectors. Nearby leisure facilities include tennis, an excellent children's playground, health clubs and a Community sports centre. There are also beautiful walks on the numerous footpaths and bridleways that criss-cross the area, the ever popular Bedgebury Pinetum and Bewl Water Reservoir which offers sailing and other outdoor pursuits.

Approximately 9 miles North of Mayfield is the lovely Spa town of Royal Tunbridge Wells, with its fabulous shopping and beautiful Regency style paved Pantiles area, theatres, various other leisure facilities and the Royal Victoria Place Shopping Centre.

## Material Information:

Council Tax Band E (rates are not expected to rise upon completion). On street parking. Mains Gas, electricity, water and sewerage.

We are not aware of any safety issues or cladding issues or 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 minimal risk of flooding.

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

There is limited mobile coverage.

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

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

The property does not have step free access.



The property is being sold by a company on behalf of a deceased's Estate. As such, please be advised that we have been unable to verify the content of the sales particulars. We are also advised that the sellers are unlikely to be able to answer questions or provide further information pertaining to the property, and as such, with the exclusion of soft furnishings, furniture, appliances and personal belongings, the property will be sold as seen.



## Energy performance certificate (EPC)

Mortains  
Station Road  
MAYFIELD  
TN20 6BN

Energy rating

**E**

Valid until: **1 January 2034**

Certificate number: 2534-9029-7300-0772-3202

Property type

Semi-detached house

Total floor area

189 square metres

