

2 Mill House  
Fir Toll Road, Mayfield,  
TN20 6NB

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



A rather substantial, and surprisingly generous modern mid-terraced house, offering three bedrooms, bathroom, sitting/dining room, kitchen, generous hallway, WC, integral garage, ample parking, private rear gardens and a share of a field beyond, forming additional garden and rural views. NO CHAIN. EPC Rating: D.

**Asking Price £550,000 Freehold**



**Mayfield Office**  
3 Church View House, High Street,  
Mayfield, TN20 6AB  
01435 874450  
mayfield@burnetts-ea.com

**Wadhurst Office**  
Clock House, High Street,  
Wadhurst, TN5 6AA  
01892 782287  
wadhurst@burnetts-ea.com



# 2 Mill House

Fir Toll Road, Mayfield, TN20 6NB

Asking Price £550,000 Freehold

2 Mill House forms a rather spacious, mid-terraced family house, located on the outskirts of Mayfield, close to footpaths, and enjoying good sized gardens and a further share of a paddock, which forms an additional open garden to the rear.

The accommodation is arranged over two floors, and one enters via a glass front porch with a further door to the entrance hall, with stairs rising to the first floor, an under stairs cupboard and a further door to the ground floor cloakroom, comprising a WC and basin, with a window to front.

The open, L shaped sitting/dining room has a dual aspect with a large picture window overlooking the front garden and the fields over the lane, whilst a window and glass sliding doors at the rear provide an outlook down the garden and access to the raised decking area. There is a gas fireplace with a wooden mantle, plus a hatch to the kitchen.

The kitchen has been updated, with an array of white cupboards and drawers, with stone effect worktops and an inset one and half bowl sink with drainer. Space for a washing machine, under counter fridge and integrated gas hob, extractor and electric oven. Tiled splash backs, a recently installed wall mounted boiler and lino flooring. A window to rear overlooks the garden, plus a further door leads into a front to rear hallway linking the integral garage and rear garden.

The integral garage has also had new doors fitted facing the driveway, making a very useful space, and possibly ideal for converting into further accommodation, subject to any necessary consents.

The first floor landing is a wide, open space, with window to front overlooking the fields opposite, plus access to the loft (not inspected) and doors to each of the bedrooms.

The main bedroom is a lovely dual aspect room, with windows to front and rear enjoying rural outlooks to both sides. There is an array of fitted wardrobes and cupboards across one wall.

Bedroom two is at the rear, enjoying a vista down the garden, whilst bedroom three is currently used as an office, with a fitted cupboard and the views to the front.

The bathroom has also been upgraded, with a mobility bath, separate shower, WC and basin, tiled walls, two windows to rear and a door to the airing cupboard.

Outside, to the front, is an area of front garden with an area of lawn, flower beds borders and a driveway from the lane to the garage, providing off road parking for several vehicles, plus a further parking area to the front. There is a path to the front door.

The rear garden is a good size, with a raised area of decking across the rear, plus a path across the lawn

with flower bed borders. The end of the garden has larger flower beds, with a summer house and sheds.

Beyond is an open area of garden, formerly a paddock that has been split into three for each the terrace of houses, with vegetable patches and a small pond, plus fruit trees.

The house is located off a country lane on the outskirts of Mayfield, with easy access to footpaths for walks into the countryside and direct access to the Route 21 cycle route.

The 16th Century beauty of Mayfield High Street is approximately 1 mile away, and includes facilities such as a small supermarket, post office, butcher, baker, pharmacy, florist, greengrocers and deli as well as GP surgery, dentist and hairdressers. There are also a couple of cafes and Period Inns, including the renowned Middle House Hotel. There are pretty churches of various denominations, a flourishing primary school and the well-regarded Mayfield School secondary school.

For more comprehensive facilities Tunbridge Wells is approximately 9 miles to the north. Railway stations can be found at Wadhurst (5 miles), Crowborough (6 miles), and Tunbridge Wells. These provide a fast and regular service to London Charing Cross, London Bridge and Cannon Street. There is a regular bus service to Tunbridge Wells and Eastbourne.

The area provides an excellent selection of both state and private schools. Nearby leisure facilities include tennis, bowls, numerous golf clubs, sailing on Bewl Water and at the coast. The area is criss-crossed with many beautiful walks through the Area of Outstanding Natural Beauty.

## Material Information:

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

Mains Gas, electricity, water and sewerage.

The property is believed to be of brick construction with 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.

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.

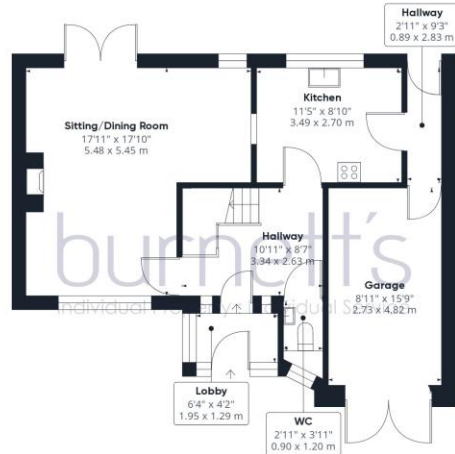
Broadband coverage: we are informed that Superfast broadband is available at the property.

There is limited mobile coverage from various networks.

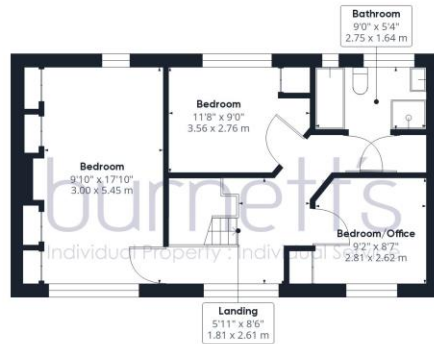
We are not aware of any mining operations in the vicinity.

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

The property does not have step free access.



Ground Floor



Floor 1

Approximate total area<sup>®</sup>  
1234.6 ft<sup>2</sup>  
114.7 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

### Energy performance certificate (EPC)

2 Mill House Fir Toll Road MAYFIELD TN20 6NB	Energy rating <b>D</b>	Valid until: 13 June 2034
		Certificate number: 0969-0203-4604-0044-3110

Property type	Mid-terrace house
Total floor area	104 square metres



# burnett's

Individual Property : Individual Service

[www.burnetts-ea.com](http://www.burnetts-ea.com)

Mayfield: 01435 874450

Wadhurst: 01892 782287

