



# burnett's

Individual Property : Individual Service



A seldom found, detached project property, now in need of complete refurbishment following a burst pipe in 2019, offering 2/3 bedrooms, bathroom, two large reception rooms, kitchen and utility/cloakroom, plus garage, parking and gardens.

NO CHAIN.

Offers in Excess of £340,000 FREEHOLD

**Being Sold via Secure Sale. Terms & Conditions apply.**



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Individual Property : Individual Service

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BEST ESTATE AGENT GUIDE  
AWARD WINNER  
SALES 2024



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AWARD WINNER  
SALES 2025





# Little Twitts Cottage,

Fir Toll Road, Mayfield. TN20 6NH

Offers in Excess of: £340,000 FREEHOLD

**Being Sold via Secure Sale. Terms & Conditions apply. Starting offers £340,000**

Little Twitts Cottage forms a detached, character property, set within its own grounds on a quiet country lane, now requiring complete modernisation and refurbishment. The property was the victim of a burst water tank in circa 2019, and has been vacant ever since. As such, water has damaged the electrics, heating and floors within the property, all of which will need recommissioning.

The property occupies a good sized plot, which has now been cleared to reveal the full extent of the boundaries, with a single garage beneath the house, and a parking space to the front of the garage. There is ample scope to add more parking to the left of the pedestrian gate, subject to any necessary consents.

The gate leads up to the front patio, which in turn leads to the front door, accessing a hallway, with the stairs leading to the first floor. A door lead into the triple aspect kitchen, comprising a range of white cupboards and drawers, with a sink unit to one wall, and space for appliances.

A few steps lead up from the hallway to the sitting room (which is above the garage) with sash windows to front and rear, an open fireplace and brick chimney, plus a door and step down to a further reception room, with windows to front, plus French doors to the rear garden. **Agents note**, part of this floor has rotted, and a temporary fix has been put in place, but there are areas to be careful of, marked by tape. There are two fitted cupboards to one wall, and a door to the cloakroom/utility room to the rear.

The first floor comprises a small landing with a bedroom above the kitchen, with doors to an airing cupboard and a recessed wardrobe. Steps leads up from the landing to a further landing, with doors to a further bedroom, comprising windows to front, a fireplace, deep fitted cupboard, and a door to a further room, within the roof space, including eaves storage and a dormer window to front.

Off the upper landing is a bathroom, comprising a bath with a shower, WC and basin unit, windows to rear and part tiled walls.

The property fronts the lane, with a sliver of garden along the eastern side, with the majority of the garden to the rear and west, with a former patio area immediately behind the property, a patio area to the side, and the remainder having been cleared to form a blank canvas for a new owner.

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 F (rates are expected to rise upon completion)

Mains electricity, water and we believe private sewerage. Oil fired central heating.

The property is believed to be of brick construction with a tiled roof.

We are not aware of any cladding issues, nor of any asbestos at the property. We do know that there is rot within the timber floors.

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.

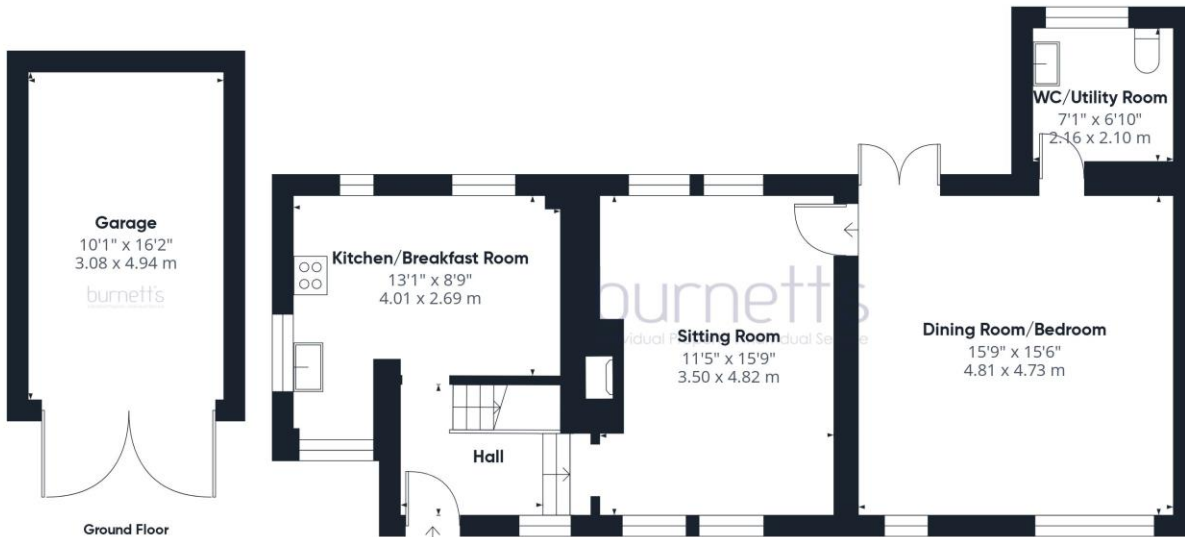
Broadband coverage: we are informed that Ultrafast broadband is available at the property.

There is limited mobile coverage from various networks.

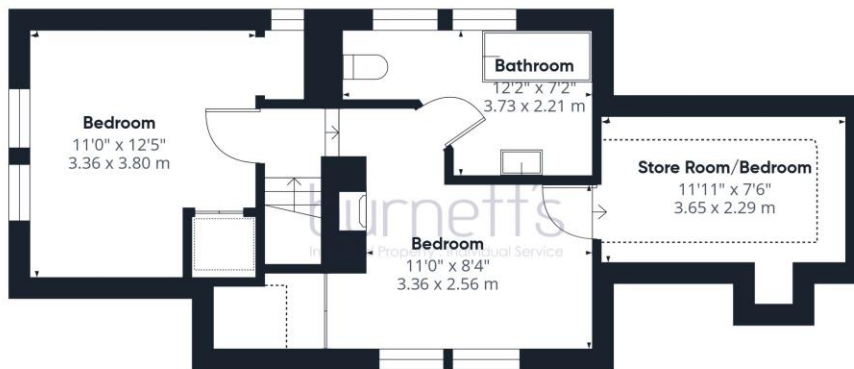
We are not aware of any mining operations in the vicinity.

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

The property does not have step free access.



Floor 1



Floor 2

Approximate total area<sup>m</sup>

1284 ft<sup>2</sup>

119.3 m<sup>2</sup>

Reduced headroom

42 ft<sup>2</sup>

3.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



EPC ORDERED



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