



burnett's

Individual Property : Individual Service



Tucked just off the High Street in a private close, is this delightful attached two bedroom cottage with bathroom, fitted kitchen and open sitting/dining room, cellar/basement offering further potential (STPP), off road parking space and small, west facing cottage-style garden. NO CHAIN. EPC Rating tbc

Offers in the Region of: £375,000 FREEHOLD



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Pear Tree Cottage,

High Street, Mayfield, East Sussex. TN20 6AL

Offers in the Region of: £375,000 FREEHOLD

Pear Tree Cottage is a charming attached character cottage in a highly convenient location for Mayfield High Street. The accommodation is arranged over 2 floors to comprise a good sized open living/ dining room and a fitted kitchen plus a first floor comprising 2 bedrooms and a bathroom. The property has gas central heating and double glazing, plus surprisingly high ceilings throughout with exposed beams, brick and stone.

One enters via an entrance hall with window to side door to front and the door into the open sitting/dining room. This room enjoys a window to front and side plus a brick fireplace with a stone hearth to one wall. On the opposite side of the room stairs lead up and round to the first floor with a large under stairs cupboard.

Adjacent is the fitted kitchen comprising a range of base and wall units with complementary worktops tile splashbacks and an integrated sink, hob, ovens and space for a washing machine. A window to front overlooks a little seating area belonging to the cottage.

To one corner of the sitting room, beneath the carpet, is a trap door leading to a substantial basement. This cellar used to belong to the Royal Oak pub and offers considerable potential to form additional accommodation subject to any consents.

The 'U' shaped stairs are not too steep and easy to navigate, accessing the first floor landing complete with loft hatch (not inspected) and an airing cupboard.

A door leads into bedroom One with two windows to front and exposed timbers in both the wall and ceiling. Bedroom Two is adjacent with a further window to front and matching exposed beams.

The bathroom is also accessed off the landing comprising a white suite to include a panelled bath, WC and basin, part tiled walls, radiator and window to side.

Outside, there are charming cottage gardens, accessed via a metal gate from Royal Oak Mews, Which is predominantly paved with a seating area, flower bed borders and mature shrubs for privacy. The cottage also enjoys a rare parking space on Royal Oak Mews.

Pear Tree Cottage is located in the centre of the village just off the High Street, on a private no-through lane called Royal Oak Mews. Footpaths are very close by and provide direct access to nearby fields and woodland.

The 16th Century beauty of Mayfield High Street is only a few yards away. Facilities in the village include a small supermarket, post office, butcher, baker, pharmacy, 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 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 Canon 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 C (rates are not expected to rise upon completion).

Mains Gas, electricity, water and sewerage.

The property is believed to be of brick/block and timber construction with weatherboarded and tiled elevations and a tiled roof.

We are not aware of any safety issues or cladding issues.

We are not aware 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.

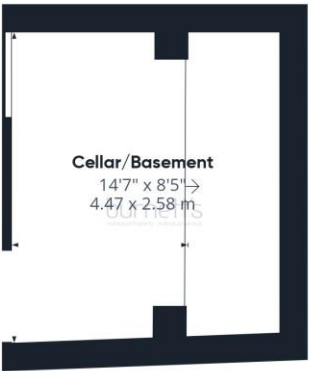
Broadband coverage: we are informed that Ultrafast broadband is available at the property.

Mobile Coverage: There is limited mobile coverage from various networks.

We are not aware of any mining operations in the vicinity

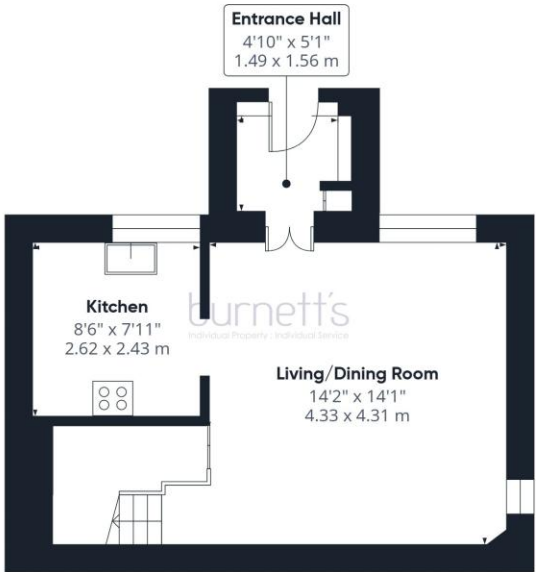
We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does not have step free accommodation.



First Floor

Approximate total area^m
808 ft²
75 m²



Ground Floor



Floor 1

(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 are based on RICS IPMS 3C standard.

GIRAFFE360

"Double Click to Insert EPC"

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www.burnetts-ea.com

