



# burnett's

Individual Property : Individual Service



A truly sensational, characterful cottage, forming a four bedroom, three bathroom, three reception room family house, with lovely gardens of approximately an acre, garage and parking, enjoying wonderful rural views. The house needs modernisation throughout, and offers considerable scope for redevelopment, subject to planning consents. NO CHAIN. EPC Rating: F.

Offers in Excess of £600,000 Freehold



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Individual Property : Individual Service

Mayfield Office:

3 Church View House,  
High Street, Mayfield,  
East Sussex. TN20 6AB

mayfield@burnetts-ea.com  
01435 874450

Wadhurst Office:

The Clock House,  
High Street, Wadhurst,  
East Sussex. TN5 6AA

wadhurst@burnetts-ea.com  
01892 782287





# Timbers

Street End Lane, Broad Oak, TN21 8TT

Offers in Excess of £600,000 Freehold

Timbers forms a charming, detached, character cottage, believed to date from around 1692, with many later additions to form the present house. There are beams and exposed timbers and a lovely fireplace in the sitting room. The property now comprises four double bedrooms, three bathrooms, including one en-suite, and three reception rooms, plus a kitchen, reception hall, laundry/utility room, a detached garage and store.

The house is now in need of modernisation throughout, and indeed, situated in a tucked away plot of just under the acre, it is considered that there is huge scope to refurbish, extend and/or redevelop the whole site, subject to the necessary planning consents.

The views are stunning, looking out across open fields and woodland within the Rother Valley to the west and north to Mayfield.

One enters into a front lobby, with a further door into the reception hall, including a staircase to the first floor, plus part panelled walls and a timbered ceiling. A step down leads into the garden room, with the views across the garden and valley beyond.

The dining room is opposite the hall, with one low, central beam, plus two windows to front and a door to the sitting room, with windows to side and a bay window to front, the fireplace and the 1692 date carved into the bressumer beam.

The kitchen is behind the dining room, with windows to rear and side facing the views, comprising an array of oak cupboards and drawers, formica worktops with an integrated sink and drainer. There is space for several appliances, and a door to the rear garden, plus a further door to an inner lobby. The inner lobby provides access to an airing cupboard, plus a downstairs bathroom, comprising a bath, WC, basin, part tiled walls and floor, towel rail and a window to side.

The stairs to the first floor provides access to a large, open landing, with a window to side and exposed beams. An opening leads into the inner landing.

Bedroom one enjoys the best of the views, with a partly vaulted roofline, fitted wardrobe and a door to the en-suite bathroom, comprising a bath, WC and basin, part tiled walls and a window to side.

Bedrooms two and three are at the other end of the landing, with windows to the other side, and both have cupboards, whilst bedroom four has a window to front. Off the landing is a further family bathroom, comprising a bath, WC and basin, plus part tiled walls and a window to rear.

Accessed from outside, near the garage, is a laundry/utility room, with space and plumbing for appliances.

The house is accessed via a gated gravel driveway, leading to the detached garage, which has an electric up and over door and a rear store room with doors to the side.

The gardens are lovely, with an ornamental fish pond near the drive, plus mature trees and shrubs to the lane side of the house. Along the southern boundary is a wild area of garden, with the more formal areas being around the house, including a paved patio by the front door, and an expanse of lawn on the western side, making the most of the views.

Timbers is situated in an Area of Outstanding Natural Beauty just outside the village of Broad Oak, backing on to open farmland.

Broad Oak is a small, popular village, with a small Spar village store, currently in the process of changing to Budgens, post office, gym and hairdressers, the popular Tottingworth Park Farm Shop and a short distance to the renowned Lakedown Brewing Co taproom owned by pop legend Roger Daltrey.

The medieval village of Mayfield is approximately 5 miles from the property & 1.5 miles from Burwash, and both have a good range of shops, pubs, schools and annual events. There are Churches of various denominations and period Inns.

For more comprehensive facilities the nearest town is Heathfield, approximately 3 miles away, and the larger town of Royal Tunbridge Wells is approximately 12 miles to the north, and the coastal towns of Hastings and Eastbourne are approximately 30 minutes by car.

Stonegate train station is 4.7 miles from the property, with regular South Eastern trains to London Charing Cross, London Bridge, London Cannon Street, London Waterloo East, Tunbridge Wells and Hastings. Journey time to London Bridge is approximately 1 hour.

The area provides an excellent selection of both state primary schools (Parkside & Burwash Primary Schools are both rated Ofsted outstanding) and independent schools (Sacred Heart Wadhurst and Skippers Hill). Secondary options include Heathfield Community College, Uplands Wadhurst, Mayfield Girls School, plus the area is on the private mini bus route for other independent schools such as Bedes and Claremont.

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.

| Energy performance certificate (EPC)                              |                                     |                                                                           |
|-------------------------------------------------------------------|-------------------------------------|---------------------------------------------------------------------------|
| Timbers<br>Street End Lane<br>Broad Oak<br>HEATHFIELD<br>TN21 8TT | Energy rating<br><b>F</b>           | Valid until: 29 June 2035<br>Certificate number: 6714 6065 2002 9126 6002 |
| Property type<br>Total floor area                                 | Detached house<br>157 square metres |                                                                           |

Material information:

Council Tax Band G (rates are not expected to rise upon completion).  
Mains electricity, water and private drainage.  
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 no covenants or easements.  
According to the Government Flood Risk website, there is a very low risk of flooding.  
We are informed that Ultrafast broadband is available.  
There is limited mobile coverage.  
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.





Mayfield: 01435 874450

Wadhurst: 01892 782287

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

