



burnett's
Individual Property. Individual Service.



An immaculately presented attached cottage, skilfully converted in 2014 with surprisingly large rooms, comprising two double bedrooms, dressing room, en-suite shower room and a family bathroom, an open plan dining/family room also open to the kitchen, sitting room with fireplace and wood burner, cloakroom and utility room, all in a convenient central location. EPC Rating C.

Offers in Excess of £495,000 FREEHOLD



burnett's

Individual Property : Individual Service

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BEST ESTATE AGENT GUIDE
AWARD WINNER
SALES 2024



BEST ESTATE AGENT GUIDE
AWARD WINNER
SALES 2025



BEST
ESTATE AGENT GUIDE
2025 : EXCEPTIONAL
SALES



3 Carpenters Cottages,

Fletching Street, Mayfield. TN20 6TB

Offers in Excess of £495,000 FREEHOLD

3 Carpenters Cottages forms the end of a line of three terraces that formerly was the Carpenters Arms Public House. The pub was closed and converted in 2014 with new wiring, plumbing, central heating, insulation and sound proofing. It was then extended in 2017, and forms very usable and bright accommodation that is deceptively spacious.

One accesses the cottage via the front door into an open family/dining space, with windows to front, doors to side and Velux windows to the part vaulted area. It is also open to the kitchen.

The kitchen forms a classic, yet contemporary space with grey painted units and wood block worktops. Integrated sink with mixer tap, dishwasher, fridge/freezer, ranger style oven and hob, window to rear.

There is a sitting room with window to front and fireplace with wood burner. At the rear of the house is a rear hall with cloakroom and coat/store area, door to rear garden and the current external utility room, which has a door from the rear garden into a very useful store room with space for further appliances.

The first floor comprises a hallway, door to the master bedroom, with window to front, opening to the dressing room with built in wardrobes and window to rear. A door leads to the en-suite shower room comprising enclosed and tiled shower cubicle, WC and basin.

The second bedroom is another good sized double, with window to front and Velux to side with an open eaves store area. The family bathroom is a good size, with window to rear, bath, WC and basin.

Outside, to the front there is a front courtyard garden with wrought iron railings to the front and gate, plus side trellis for privacy. This paved area is accessed via the dining room, and forms a convenient open entertaining space. The rear garden is on two levels, with a path from the rear door to the utility room and a reclaimed iron circular staircase to a raised paved area which catches the sun all year round. Beyond this area is the bank which leads up to the Court Meadow recreation ground, and this bank has been sewn with hydro-seeding wild flowers.

The property is located on Fletching Street, merely 200 yards from the sixteenth century beauty of the High Street.

Facilities in the village include a small supermarket with 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 St Leonards 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 part 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 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.

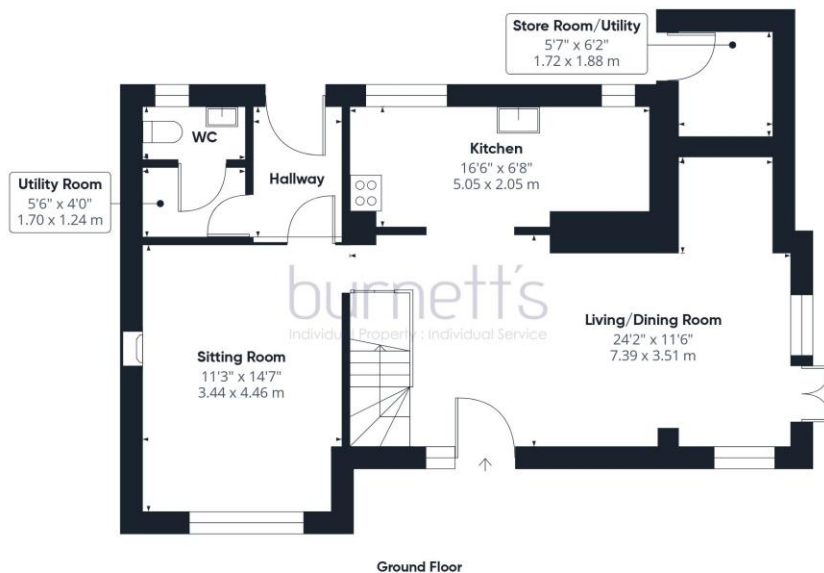
Mobile Coverage: There is variable mobile coverage from various networks.

We are not aware of any mining operations in the vicinity

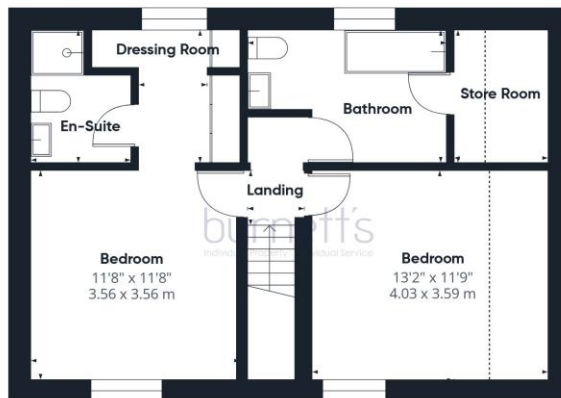
We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does not have step free access

Please note that some of the ceilings are lower than normal (just under 6 foot).



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1203 ft²
111.6 m²

Reduced headroom

61 ft²
5.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy performance certificate (EPC)

3 Carpenters Cottages
Fletching Street
MAYFIELD
TN20 6TB

Energy rating

C

Valid until:

13 June 2034

Certificate number:

0360-2324-4360-2094-7971

Property type

End-terrace house

Total floor area

119 square metres



Mayfield: 01435 874450

Wadhurst: 01892 782287

www.burnetts-ea.com

