



Moloney
COUNTRY PROPERTY



FRIARS COTE FARM RURAL NORTHAM

FRIARS COTE FARM, CROCKERS LANE, NORTHAM, EAST SUSSEX. TN31 6PY

A SPACIOUS AND WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME, SET ON THE RURAL OUTSKIRTS OF THE VILLAGE YET CONVENIENTLY LOCATED FOR LOCAL AMENITIES, SET IN 2 ACRES OF MATURE GARDENS & Paddock, OFFERING ACCOMMODATION INCLUDING DRAWING ROOM, DINING ROOM, STUDY, LARGE FAMILY KITCHEN/BREAKFAST ROOM, CONSERVATORY, 2 EN-SUITE BEDROOMS, 2 FURTHER BEDROOMS & FAMILY BATHROOM. OUTSIDE, THE GARDENS WRAP AROUND THE HOUSE WITH VARIOUS TERRACES ALONG WITH A DETACHED DOUBLE GARAGE, ATTACHED SINGLE GARAGE WITH A DRIVEWAY PROVIDING AMPLE PARKING AND ADJOINING THE Paddock, VIEWING HIGHLY RECOMMENDED.

ACCOMMODATION LIST: ENTRANCE HALL, CLOAKROOM, DRAWING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, LARGE CONSERVATORY, UTILITY ROOM, STUDY, FIRST FLOOR LANDING, MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, GUEST BEDROOM WITH EN-SUITE SHOWER ROOM, 2 FURTHER BEDROOMS, BATH AND SHOWER ROOM. EXTENSIVE DRIVEWAY PROVIDING AMPLE PARKING, DETACHED DOUBLE GARAGE, ATTACHED SINGLE GARAGE. FRONT GARDEN, REAR GARDEN, Paddock, BELIEVED TO MEASURE 2 ACRES APPROX. (TBV). GFCH.



Covered porch with wooden front door to:

ENTRANCE HALL: Two windows to the front. Turned staircase to the first floor with under stairs storage cupboard. Coved ceiling. Wall light points. Glazed door to:

DRAWING ROOM: Split level room with UPVC double glazed bay window enjoying views over the rear garden and circular double glazed window to the side. Feature circular cast iron wood burning stove on circular brick hearth. Extensive bookshelves. TV point, wall light points. Sliding patio door to the conservatory.

DINING ROOM: UPVC double glazed window to the front. Fitted with wall to wall bookshelves. Coved ceiling.

KITCHEN/BREAKFAST ROOM: UPVC double glazed windows to front and side, part glazed door leading out to the front terrace. Fitted with comprehensive range of a cream base units with wood edged tiled worktop over, inset with stainless steel sink unit. Plumbing for dishwasher. Range style gas cooker with stainless steel splash-back and extractor over. Shelved larder cupboard, integrated larder fridge. Dresser style unit with glazed shelved display cupboards and shelved larder/storage cupboards to side. Coved ceiling, inset ceiling lights. Tiled floor. Space for table. UPVC double glazed door with matching glaze panel to side to:

CONSERVATORY: Double glazed windows to all sides with blinds, doors leading out to the side terrace. Tiled floor. Ceiling light/fan.

UTILITY ROOM: UPVC double glazed window with part glazed door leading out to the rear decked terrace. Fitted with comprehensive range of cream base and wall units. Plumbing for washing machine, space for tumble dryer. Coved ceiling, inset lights. Tiled floor. Door into the attached single garage - currently used as a studio/workshop.

GUIDE PRICE £1,050,000



STUDY: UPVC double glazed window to the rear. Coved ceiling.

Stairs to:

FIRST FLOOR LANDING: Two UPVC double glazed windows to the front. Coved ceiling, inset lighting.

MASTER BEDROOM: UPVC double glazed window to the front. Fitted with range of wardrobe cupboards with hanging rails and shelves. Coved ceiling, inset lights, wall light points. Door to:

EN-SUITE SHOWER ROOM: UPVC double glazed window to side. Fitted with white suite comprising WC, pedestal hand basin and shower cubicle with Mira shower. Extractor. Coved ceiling. Vinyl floor. Part tiled walls.

BEDROOM TWO: Double aspect room with UPVC double glazed windows to the front and side. Fitted with range of wardrobe cupboards with hanging rails and shelves. Coved ceiling, inset lights. Opening to:

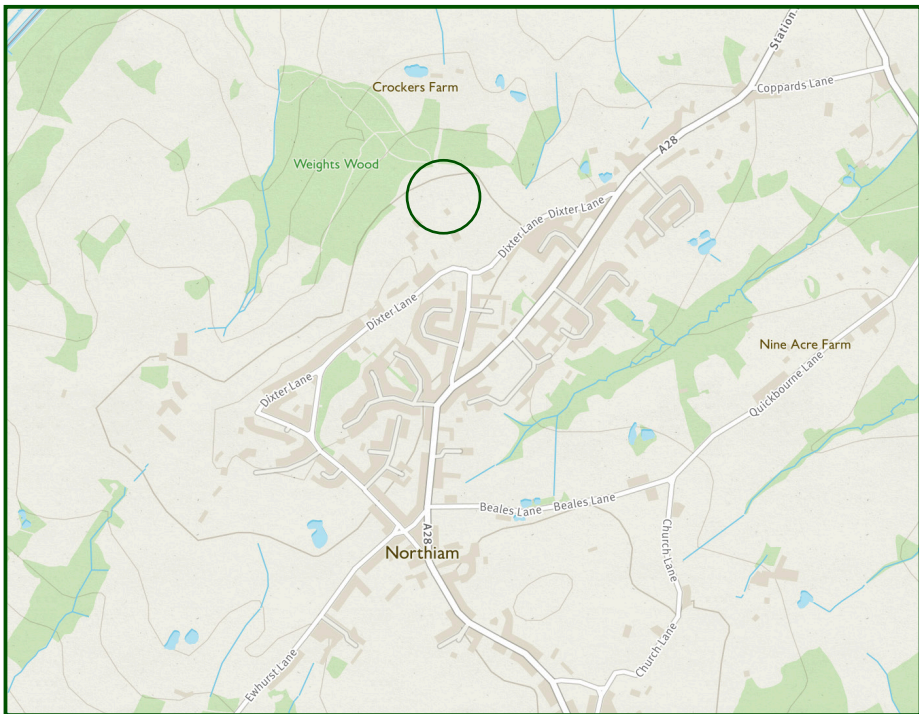
EN-SUITE SHOWER ROOM: UPVC double glazed window to the rear. Fitted with white suite comprising WC, pedestal hand basin, corner, fully tiled shower cubicle with Mira shower. Coved ceiling, inset ceiling lights.

BEDROOM THREE: UPVC double glazed window to the front. Coved ceiling, inset ceiling lights.

BEDROOM FOUR: UPVC double glazed window to the rear. Wardrobe cupboards with hanging rail and shelves, display ends. Coved ceiling.

BATH AND SHOWER ROOM: UPVC double glazed window to the rear. Fitted with white suite comprising WC, bidet, panelled bath with tiled surround, hand basin set into laminate work surface with double doored storage cupboard below & tiled shower cubicle, linen cupboard to side. Airing cupboard housing hot water tank with slatted shelves. Shaver point.

OUTSIDE: The property is approached over a private 'no through road' with gated driveway providing extensive parking and turning and leading to the double detached timber garage with twin up and over doors to the front. The front garden is laid to lawn, interspersed with mature specimen trees, planted beds and borders, steps lead down to a paved terrace for alfresco dining at the front of the house, continuing round to a side terrace. The pathway continues around the side of the house opening out to a decked terrace at the rear. The rear garden is mainly laid to lawn with specimen plants and trees, including an orchard area, greenhouse & timber garden store. Attached single garage with door to the front. The paddock adjoins the garden to the rear and side with separate gated access from the adjoining drive.



IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

SERVICES: Mains gas, electricity and water are connected. Private Klargestor drainage system. GFCH.

FLOOR AREA: 239 m² (2,573 ft²) Approx.

EPC RATING: 'D'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND: 'G'

TENURE: Freehold

TRANSPORT LINKS: For the commuter, Robertsbridge & Etchingham stations provide services via Tonbridge to London Charing Cross, whilst via Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

DIRECTIONS: Travelling north on the A28 through Northiam, turn left into Dixter Rd, signposted Great Dixter. Take the 3rd right turn, bearing right into Dixter lane. Turn left into Crockers Lane, Friars Cote Farm will be found on the left after a short distance.

What3Words (Location): [:///cookbooks.garden.lofts](https://www.what3words.com/look-up/:///cookbooks.garden.lofts)

VIEWINGS: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.

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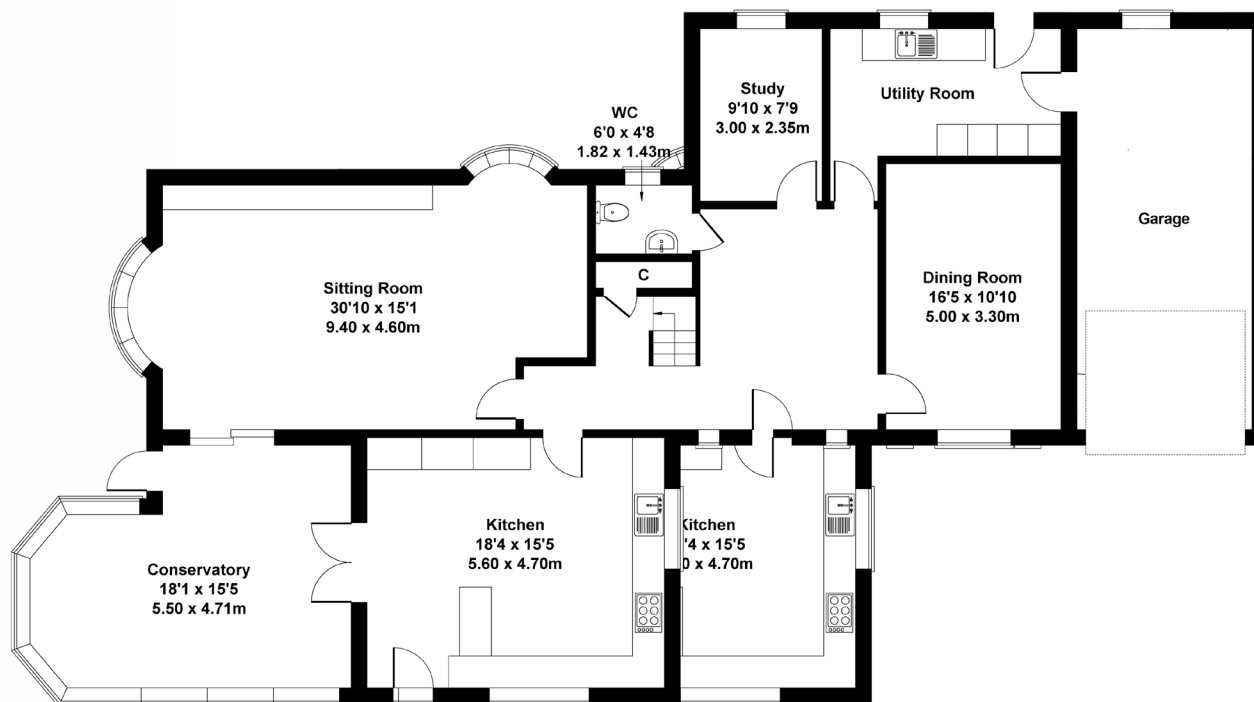
EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM

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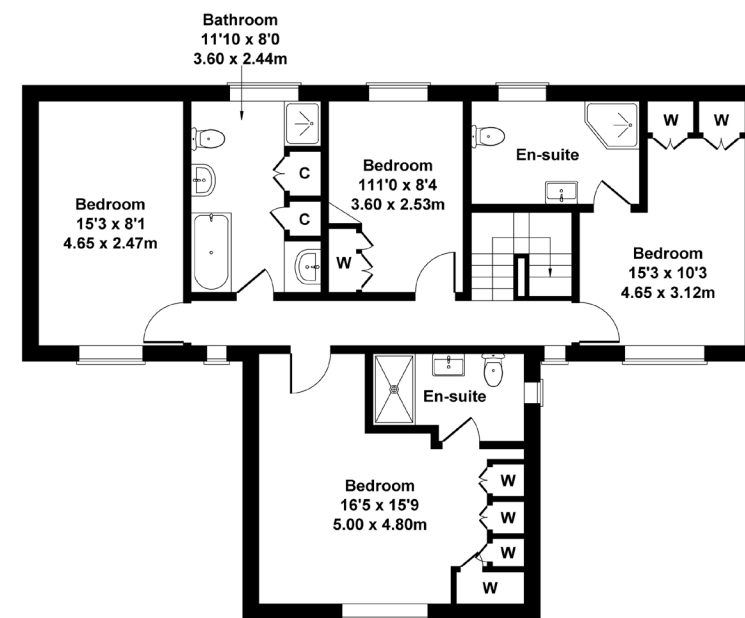
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Friars Cote Farm

Approximate Gross Internal Area
2573 sq ft - 239 sq m



GROUND FLOOR GROUND FLOOR



FIRST FLOOR

Not to Scale
For Illustrative Purposes Only.

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