



Twitts Gyll Stable, Mayfield, East Sussex

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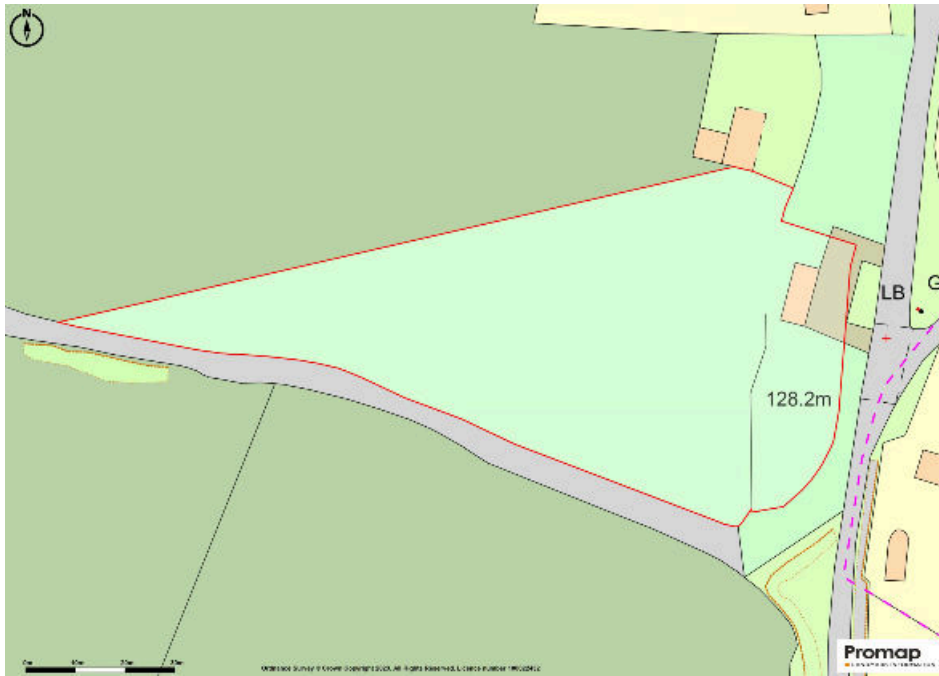




**PROPOSED FRONT ELEVATION**



**PROPOSED REAR ELEVATION**



## The Property

Twitts Ghyll Stable is located in a lovely rural position on the edge of the popular village of Mayfield and comprises an unconverted Grade II listed barn/stable with Planning Permission to convert into an attractive single storey two bedroom dwelling. The property sits within a plot extending to 1.4 acres and is surrounded by rolling countryside.

## Planning Permission

Further details on the planning can be found at: [www.wealden.gov.uk/planning](http://www.wealden.gov.uk/planning) quoting reference: WD/2023/0209.

## Local Authority

Wealden District Council, Tel. 01892 653311.

## Situation

Mayfield village 2.6 miles. Crowborough 6.5 miles (London Bridge from 69 minutes). Wadhurst 9 miles (London Bridge from 53 minutes). Tunbridge Wells 11 miles (London Bridge from 44 minutes). (All times and distances approximate)

The property is located on the outskirts of the historic 16th Century Sussex village of Mayfield which has amenities for everyday needs including delicatessen, bakery, pharmacy, post office and pubs. Tunbridge Wells to the north provides an extensive range of shopping, commercial, recreational and educational facilities. The mainline station at Wadhurst provides trains to London. Train services are also available at Frant, Crowborough and Tunbridge Wells. There is an excellent choice of schooling in the area, in both the state and private sectors, including Mayfield CE Primary, Mayfield School, Skippers Hill Preparatory, Holmewood House Preparatory, The Skinners School, Tonbridge School, The Schools at Somerhill, Judd, Benenden School, Dulwich Preparatory, Vinehall Preparatory, Bede's, and Eastbourne College. Leisure activities in the area including Mayfield village cricket, football and tennis clubs; golf at Dale Hill (Ticehurst), The Nevill (Tunbridge Wells), Dewlands Manor (Rotherfield), Crowborough (Beacon), Royal Ashdown and at Rye. Sailing and water sports at Bawl Water and on the south coast; walking and cycling at Bedgebury Pinetum and the 'Cuckoo Trail' from Heathfield.

## Directions (TN20 6NJ)

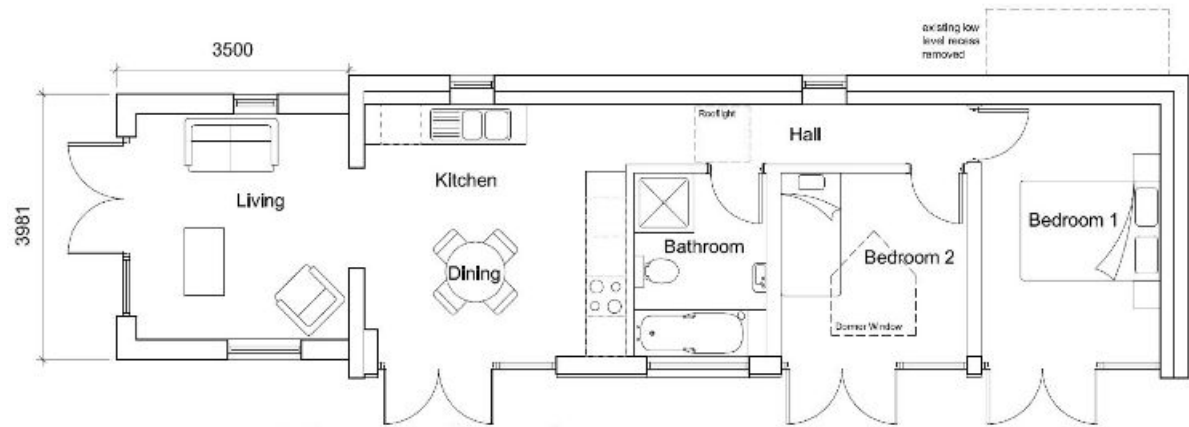
From Tunbridge Wells, proceed south on the A267 for 8.9 miles, passing through Frant and Mark Cross, bypassing Mayfield. At the roundabout, take the 2nd exit to remain on the A267. After 1.4 miles, turn right onto Horleigh Green Road (signposted Rotherfield). Continue for half a mile and the property will be found on the left hand side opposite the turning for Fir Toll Road.

## Tenure

Freehold.

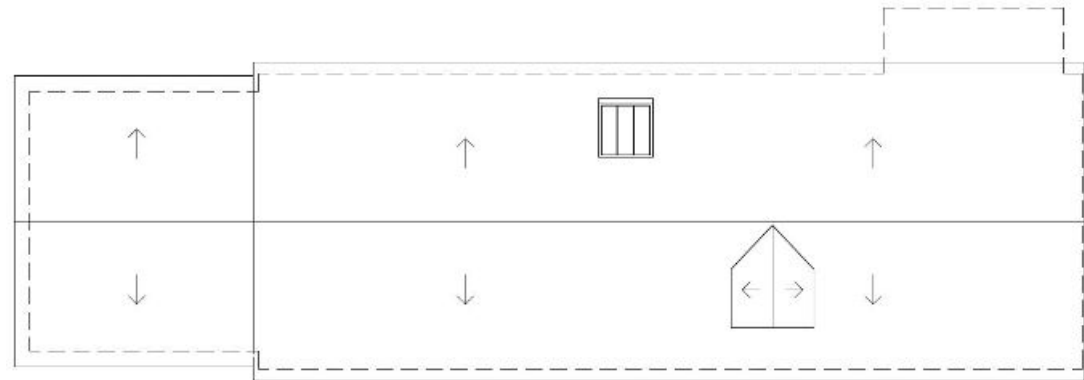


Proposed side elevation drawings



Proposed Ground Floor Plan

1:100 scale  
0m 2m



Proposed Roof Plan

1:100 scale  
0m 2m  
1:100 Scale Bar

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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