



COOLAIN

Spout Hill, Rotherfield, East Sussex, TN6 3QX



A UNIQUE AND FLEXIBLE FAMILY HOUSE IN A WONDERFUL POSITION

Rotherfield 1.2 miles. Crowborough station 2.7 miles (London Bridge from 69 minutes). Wadhurst 5.7 miles. Wadhurst station 5.9 miles (London Bridge from 52 minutes). Tunbridge Wells miles. Gatwick airport 26 miles. London 49 miles.
(All times and distances approximate)

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Local Authority: Wealden District Council
Council Tax band: E
Tenure: Freehold
Services: Mains water and electricity. LPG heating. Private drainage (septic tank).
what3words: ///processes.spaceship.sheets



FABULOUS RURAL SETTING YET CLOSE TO LOCAL AMENITIES

The property is located in a wonderful position within the High Weald Area of Outstanding Natural Beauty, just over a mile from the popular and historic village of Rotherfield and within close proximity to Crowborough and Tunbridge Wells. Rotherfield offers a good range of local amenities including church, primary school, doctors' surgery, local pubs, tea room, village stores and post office. Nearby Crowborough also provides excellent facilities with local shops, supermarkets (including Waitrose), restaurants, post office, doctors' surgeries and a leisure centre. Train services are available from Crowborough and Wadhurst with a regular service to London.

There is a wide range of schools in the area including Rotherfield Primary, Beacon Academy at Crowborough, Mayfield School (girls), Skippers Hill Prep at Five Ashes, Holmewood House Prep at Langton Green, Bede's at Upper Dicker and Uplands Community College at Wadhurst, public schools at Tonbridge and Sevenoaks, and grammar schools (girls and boys) in Tunbridge Wells and Tonbridge. Leisure facilities include golf at various courses in the vicinity; sailing and water sports at Bewl Water and on the south coast; walking and riding in the surrounding countryside and on nearby Ashdown Forest.





THE PROPERTY

Coolain is a unique detached family house, in a wonderful rural position, offering flexible family accommodation. The front door opens into an entrance hall with stairs to the first floor and a part vaulted ceiling. At the front, the well-equipped kitchen includes extensive fitted cupboards with integrated appliances, space for a dining table and an external door to the side. To the rear, the impressive double aspect sitting room has a fireplace with a wood burner and an attractive square bay window overlooking the gardens. Adjacent to the sitting room, the dining room has French doors leading out to the rear terrace and gardens. On the ground floor there are also three good sized bedrooms, one of which has an en suite shower room, and a bathroom. This layout provides great flexibility and the ability to create an annexe or use for multi-generational living if required.





FLEXIBLE LIVING SPACE AS WELL AS WONDERFUL GARDENS

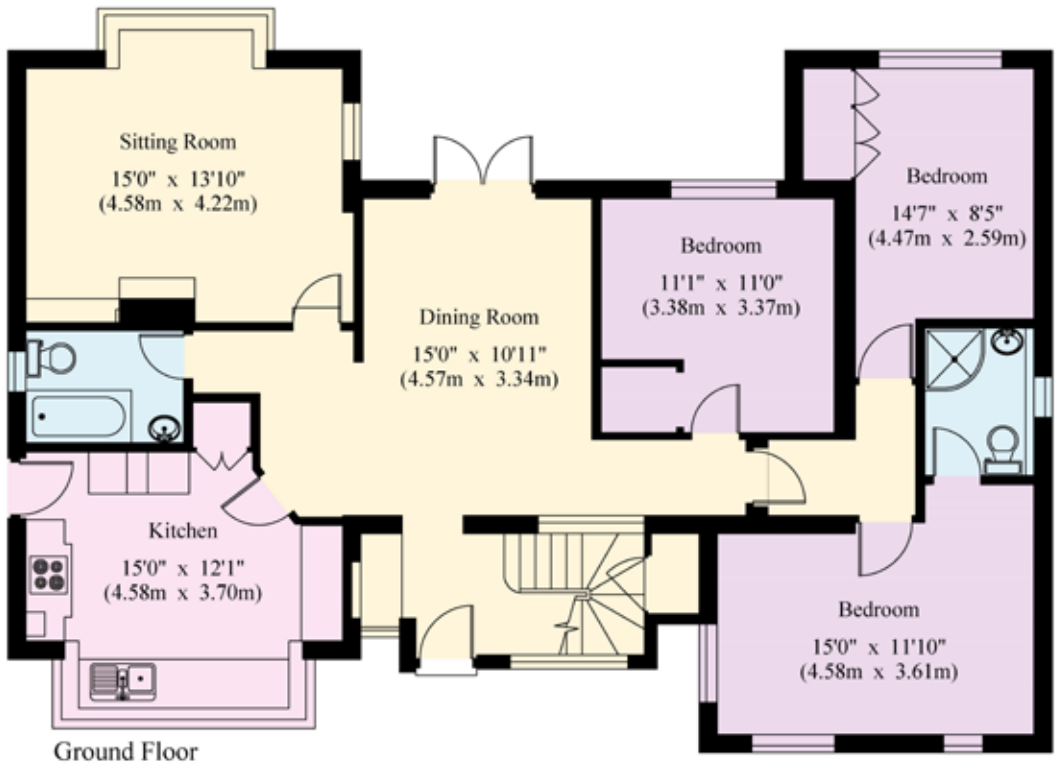
On the first floor, the fabulous galleried landing has three windows overlooking the gardens creating a light and airy space. There are two further bedrooms on this level as well as a family bathroom. Both bedrooms have access to a dressing room or walk-in wardrobe as well as access to extensive eaves storage space.

Outside, the house is approached via a private road to a gravelled driveway giving access to the detached triple garage and parking area. The low maintenance front garden is primarily paved and edged with mature hedging and trees. To the rear there is a paved terrace, ideal for al fresco dining, leading on to the delightful and beautifully maintained south-facing lawned gardens which provide a high degree of privacy. Beyond the garage and parking area there is a field, extending to approximately half an acre, interspersed with mature trees.

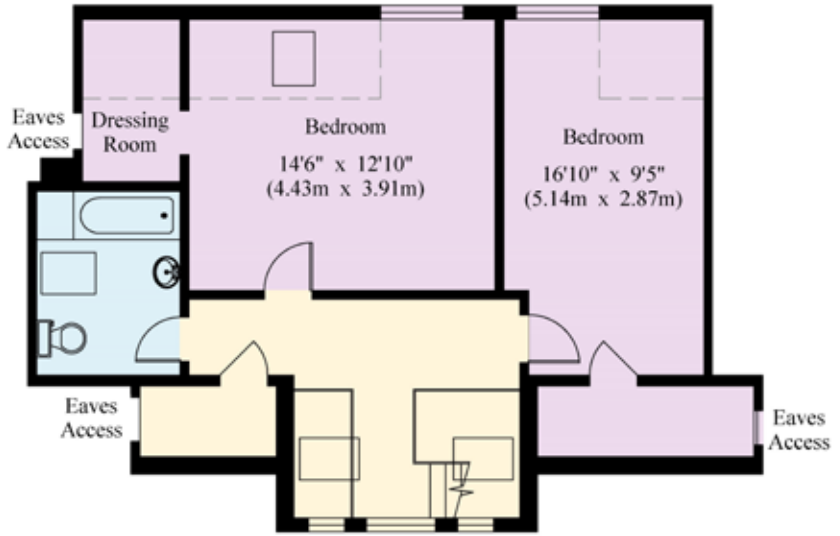
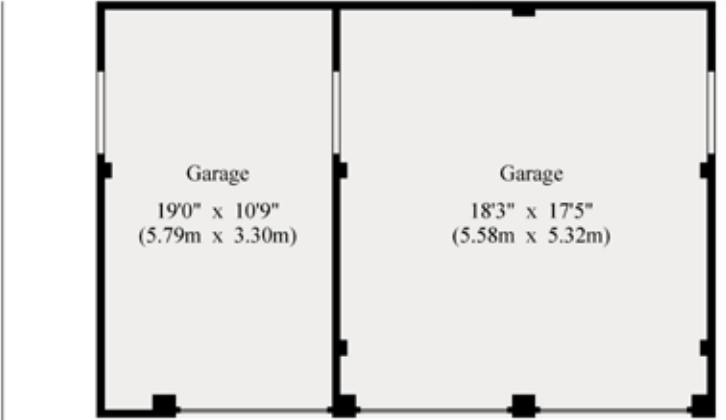




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Ground Floor



First Floor

Approximate Gross Internal Area =
House: 174.8 sq m / 1881 sq ft. Garage: 50.0 sq m / 538 sq ft.
TOTAL: 224.8 sq m / 2419 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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