



WISHDOWN COTTAGE

Claphatch Lane, Wadhurst, East Sussex, TN5 6HN



TRULY STUNNING LOCATION AND VIEWS

A characterful unlisted three bedroom period cottage with exquisite views over Bewl Reservoir as well as a large outbuilding and full planning permission to extend to a five-bedroom family home.

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Local Authority: Rother District Council

Council Tax band: F

Tenure: Freehold

Mains water and electricity. Oil-fired heating. Private drainage (non-compliant/requires updating).

Wadhurst station 5 miles (London Bridge from 54 minutes). Mayfield 9 miles. Tunbridge Wells 10 miles (London Bridge from 44 minutes). (All times/distances approximate)

what3words: ///barmaid.inspects.explorer



SITUATION

The property is located in a wonderful rural position with stunning views across Bewl Reservoir and within the High Weald National Landscape Area. The nearby market town of Wadhurst provides an excellent range of local amenities including restaurants, a supermarket, butcher, pharmacy, delicatessens, cafes and a parish church. Further amenities are available in the pretty 16th century village of Mayfield and the larger centre of Tunbridge Wells. Wadhurst station provides regular mainline services to London Bridge/Charing Cross as do Stonegate and Tunbridge Wells. There is an excellent choice of state and private schools in the area including Sacred Heart in Wadhurst, St Leonards at Mayfield, Holmewood House at Langton Green, St Ronan's at Hawkhurst, Marlborough House Vinehall at Robertsbridge and Uplands Academy in Wadhurst. Primary schools can also be found in Wadhurst, Stonegate, Ticehurst and Burwash.





CHARACTERFUL FAMILY ACCOMMODATION

This charming detached cottage is set in a truly idyllic elevated position, off a long narrow no-through lane, with stunning views across Bewl Reservoir. The unlisted property also has a large outbuilding and full planning permission to extend the house, nearly doubling its current footprint, to create a spacious five bedroom family home. Internally, the property offers 1035 square feet of living space, arranged over two floors, and is a wonderful example of a period cottage with a host of character features.

On the ground floor, the accommodation includes a kitchen, cosy living room with inglenook fireplace and exposed beams, cloakroom, shower room and dining room. On the first floor there are three bedrooms (two doubles and a single) as well as a family bathroom.





BEAUTIFUL GARDENS AND POTENTIAL TO EXTEND HOUSE

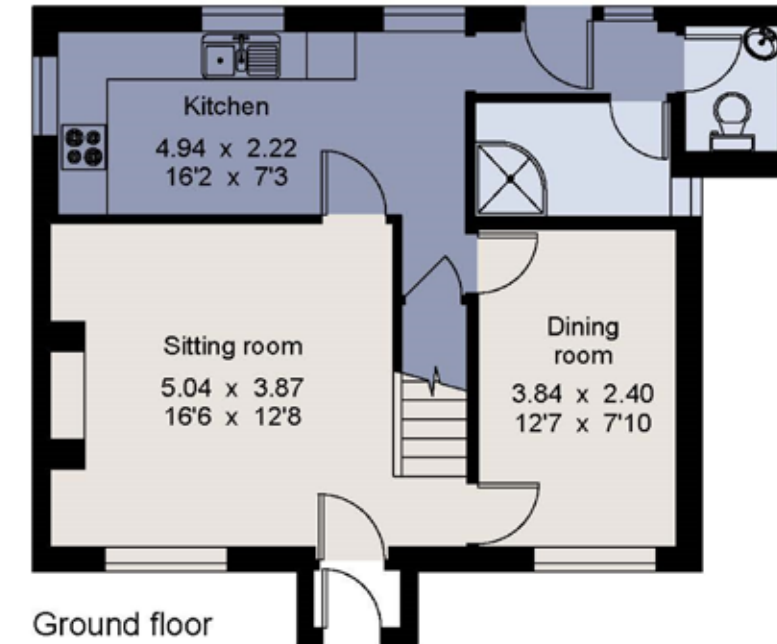
Outside, the property is approached off a long, narrow country lane over a shared private drive which provides ample parking and front and rear gardens extending to around one acre. The property sits in a superb, elevated position with outstanding views across Bewl Reservoir and is surrounded by open farmland.

Planning Permission exists to demolish the existing two storey rear extension and erect a replacement two storey side/rear extension in its place to create a five bedroom family house. Further details can be found on Rother District Council's website:

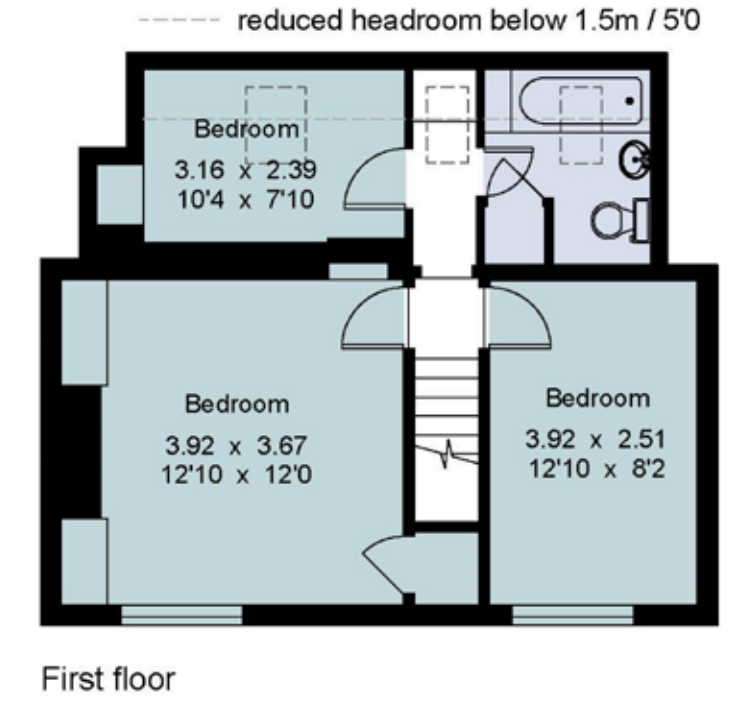
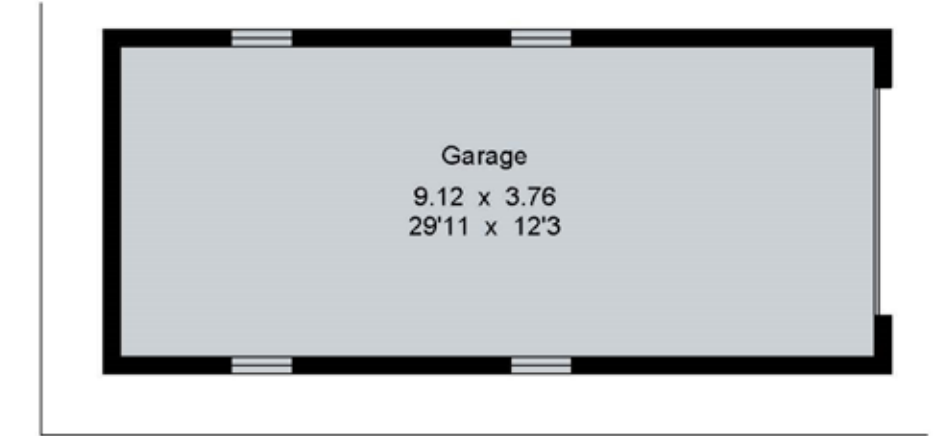
www.rother.gov.uk/planning

Reference: RR/2022/2674/P





Approximate Gross Internal Area =
House: 96.2 sq m / 1035 sq ft. Garage: 34.2 sq m / 368 sq ft.
TOTAL: 130.4 sq m / 1403 sq ft 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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