

**RUSH
WITT &
WILSON**



61 High Street, Robertsbridge, East Sussex TN32 5AN
Guide Price £825,000

*****GUIDE PRICE £825,000-£875,000*****

Steeped in history and full of soul, this remarkable Grade II-listed former inn sits proudly in the heart of Robertsbridge's picturesque High Street, offering over 3,700 sq ft of truly atmospheric living space spread across three floors — all beautifully restored and brimming with period charm. Behind its handsome façade lies a rich and layered interior: think grand reception rooms with exposed brick and ancient beams, lofty ceilings, roaring fireplaces, and a magnificent Jacobean staircase sweeping through the heart of the home. The kitchen brings a stylish modern twist, cleverly designed around original features, while the generous bedrooms, one with en-suite, span the upper floors with vaulted ceilings, exposed timbers and glorious views over the village rooftops. The cellar below tells its own story, with carved stone, niches, and an enchanting spiral staircase revealing the building's 15th-century roots. Outside, the rear garden is a peaceful retreat — thoughtfully landscaped with mature planting, a lawn and patio, and gated access to a shared garage and parking beyond. Perfectly positioned within the High Weald Area of Outstanding Natural Beauty, with countryside walks, destination dining and heritage landmarks all close by, not to mention Robertsbridge station just a few minutes' stroll away with direct links to London — this is an extraordinary home offering history, lifestyle and character in abundance. A rare gem not to be missed.



Hallway

Kitchen/Dining Area

28'6 x 22'4 (8.69m x 6.81m)

Utility Room

13''' x 6'8 (3.96m x 2.03m)

Cloakroom/WC

13'4 x 6'8 (4.06m x 2.03m)

Living Room

19'10 x 28'8 (6.05m x 8.74m)

First Floor

Landing

20'9 x 16'9 (6.32m x 5.11m)

Bedroom

21'5 x 14'5 (6.53m x 4.39m)

Bedroom

20'3 x 16'11 (6.17m x 5.16m)

Bathroom

8' x 11' (2.44m x 3.35m)

En-Suite Shower Room

5'4 x 11'8 (1.63m x 3.56m)

Second Floor

Landing

6'8 x 16'6 (2.03m x 5.03m)

Bedroom

10'3 x 14' (3.12m x 4.27m)

Bedroom

9'8x 16'11 (2.95mx 5.16m)

Cellar

19'6 x 19'11 (5.94m x 6.07m)

Cellar

19'5 x 20'2 (5.92m x 6.15m)

Agents Note

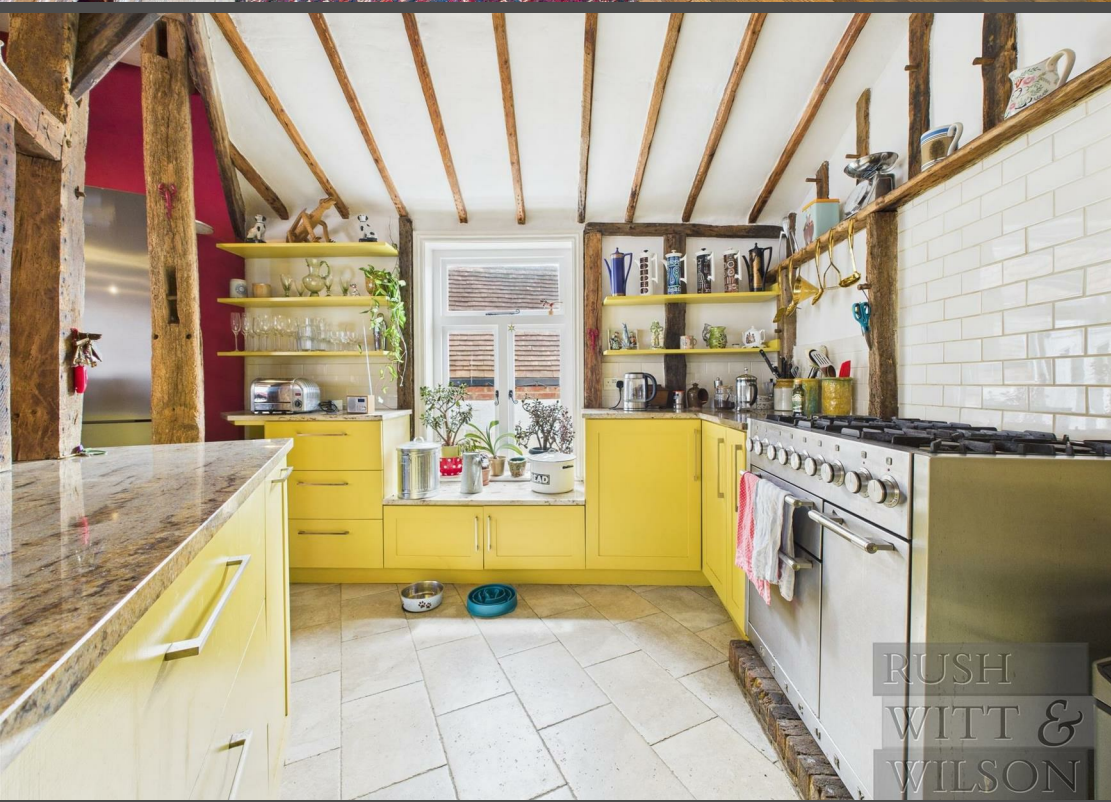
None of the services or appliances mentioned in these sale particulars have been tested.

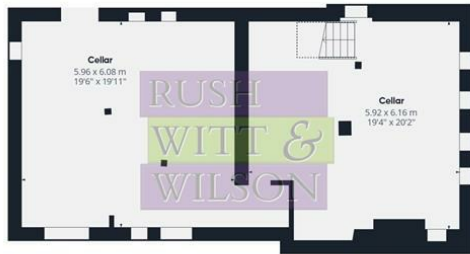
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – F

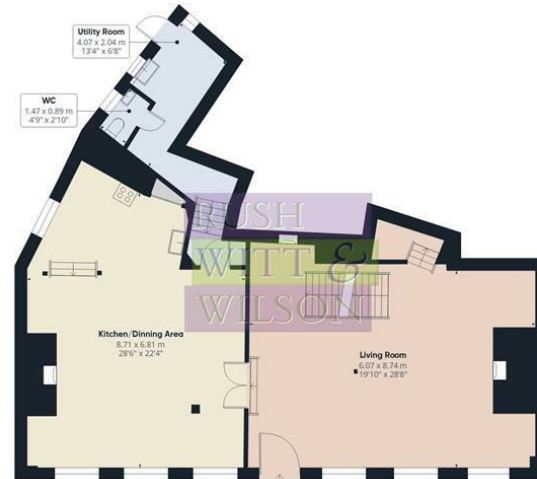
A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

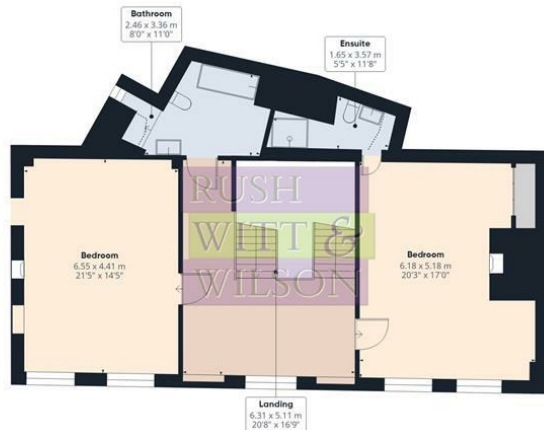




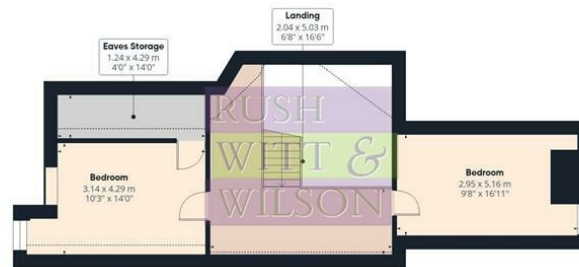
Floor -1



Floor 0



Floor 1



Floor 2

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Approximate total area⁽¹⁾

333.2 m²

3587 ft²

Reduced headroom

9 m²

97 ft²

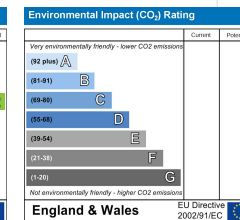
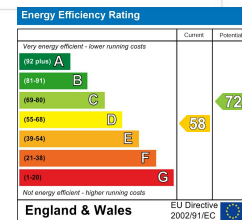
(1) Excluding balconies and terraces

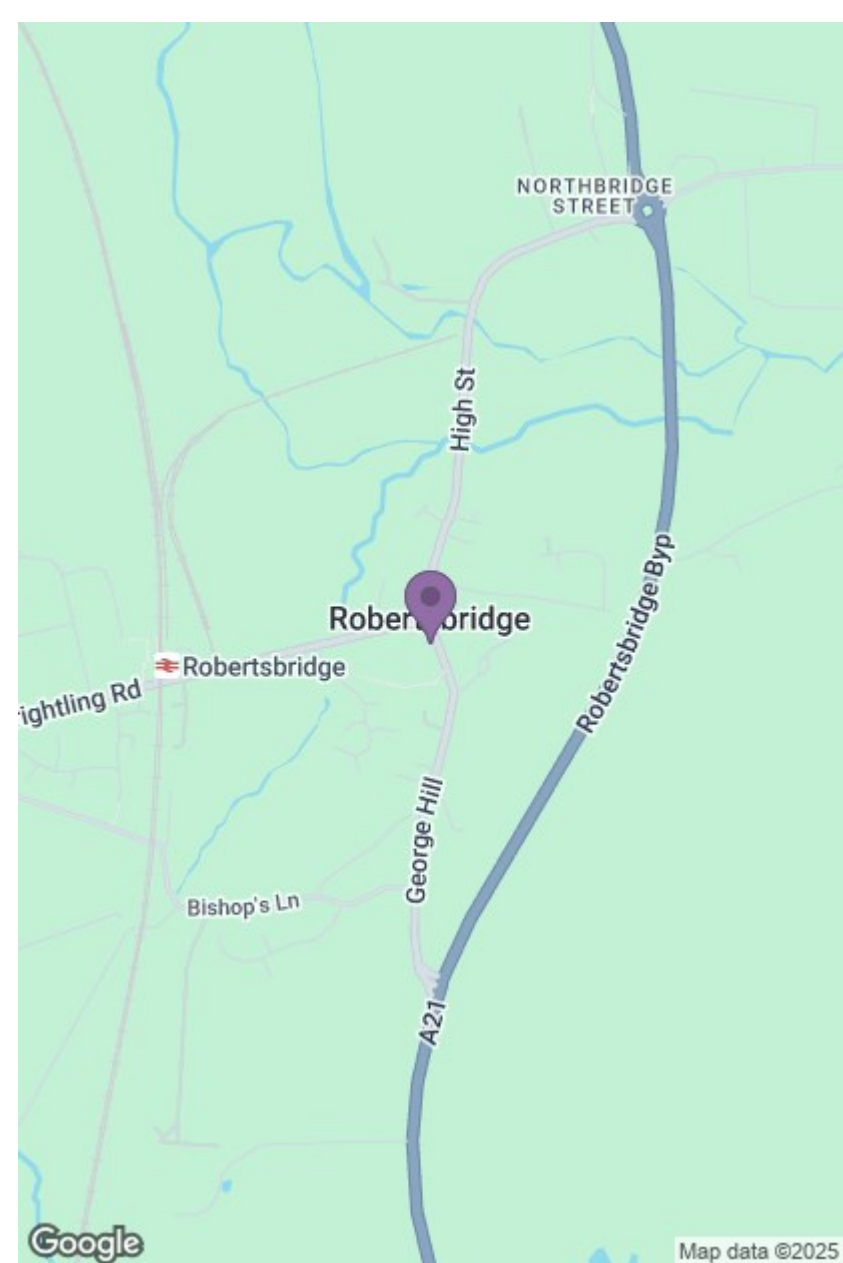
Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360





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