

**RUSH
WITT &
WILSON**



**Mount Cottage Mounts Lane, Rolvenden Layne, Kent TN17 4NU
Guide Price £600,000**

Rush Witt & Wilson are pleased to offer this most attractive Grade II Listed detached cottage in need of modernisation/refurbishment with generous gardens measuring approximately 0.33 of an acre (tbv) located on the outskirts of the highly desirable rural hamlet of Rolvenden Layne.

The accommodation is arranged over two floors and comprises of a living room with inglenook fireplace, dining room, kitchen and bathroom on the ground floor. On the first floor are two bedrooms, the main with an en-suite cloakroom and a useful loft room to the second floor.

Outside the cottage benefits from driveway parking, a detached brick built single garage and established good sized gardens. Offered to the market CHAIN FREE.

A full inspection is recommended by the Vendor's sole agents to fully appreciate the merits of this property's idyllic lane location. Please call our Tenterden Branch on 01580 762927 for further information.



Entrance Hall

With entrance door to the front elevation, under stairs fitted storage cupboard, latched wooden door through to the living room, further latched wooden door to:

Dining Room

21'4 x 7'1 max (6.50m x 2.16m max)

Being triple aspect with windows to the front and side elevations and multi-panelled glazed door to the rear allowing access to the garden, exposed timbers and beams and door to:

Kitchen

11'1 x 7'1 (3.38m x 2.16m)

Fitted with a range of traditional style cupboard and drawer base units with glazed wall mounted cupboards, complementing work surface with inset 1.5 bowl stainless steel sink/drainage unit and tiled splash-backs, space and point for electric cooker, space and plumbing for washing machine, space and point for low level fridge & freezer, space and point for dishwasher, fitted shelved larder cupboard, latched wooden door to the living room, window to the rear elevations and door allowing access through to the garden. Door to:

Bathroom

7'1 x 5'4 (2.16m x 1.63m)

Fitted with a tiled panelled bath with mixer tap and shower over, wall mounted wash-hand basin with tiled splash-back, obscured glazed window to the rear elevation and door to:

Cloakroom

Fitted with a low level W.C and obscured glazed window to the front elevation.

Living Room

13'8 x 12'5 (4.17m x 3.78m)

Being double aspect with windows to the front and side elevations, latched wooden door with stairs rising to the first floor, attractive inglenook fireplace with oak bessemer and inset log burning stove, exposed timbers and beams.

First Floor

Landing

With stairs rising from the living room, part vaulted ceilings with exposed timbers and beams, fixed ladder/steep steps rising to the loft room, window to the front elevation and latched wooden doors to:

Bedroom 1

12'4 x 10'5 (3.76m x 3.18m)

Being double aspect with windows to the front and side elevations, small fitted cupboard, exposed timbers and beams, fitted wardrobe and door to:

En-Suite Cloakroom

Fitted with a coloured suite comprising low level W.C, vanity unit with tiled counter top and inset wash-hand basin, obscured glazed window to the side elevation.

Bedroom 2

13'7 x 7'3 (4.14m x 2.21m)

Being double aspect with windows to the front and side elevations, small fitted cupboard, exposed timbers and beams.

Second Floor

Loft Room

12'0 x 11'9 (3.66m x 3.58m)

With window to the side elevation, vaulted ceiling with exposed beams and exposed floorboards.

Outside

Gardens

Mount Cottage occupies an elevated position on the lane with a small driveway to the front providing off road parking/turning space and access to the detached single garage.

The well-stocked and good sized rear/side gardens measure approximately 0.33 (tbv) of an acre are a real feature of the cottage with delightful lawned areas and a selection of pathways meandering through a wild flower garden to the side being interspersed with a range of established fruit

trees, mature shrubs and roses. Abutting the rear of the cottage is a paved patio area offering a private space for outside dining/entertaining and enjoying views over the garden towards a tranquil wildlife pond.

Detached Garage

With double doors to the front elevation, window to the rear, light and power connected.

Agent Note

Please note the cottage is on a private drainage system.

Please note we are advised the cottage was partially underpinned in 1995/97

Council Tax Band: E

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested.

Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.



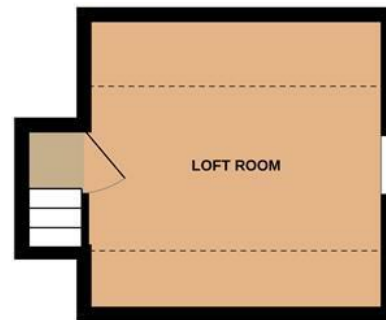
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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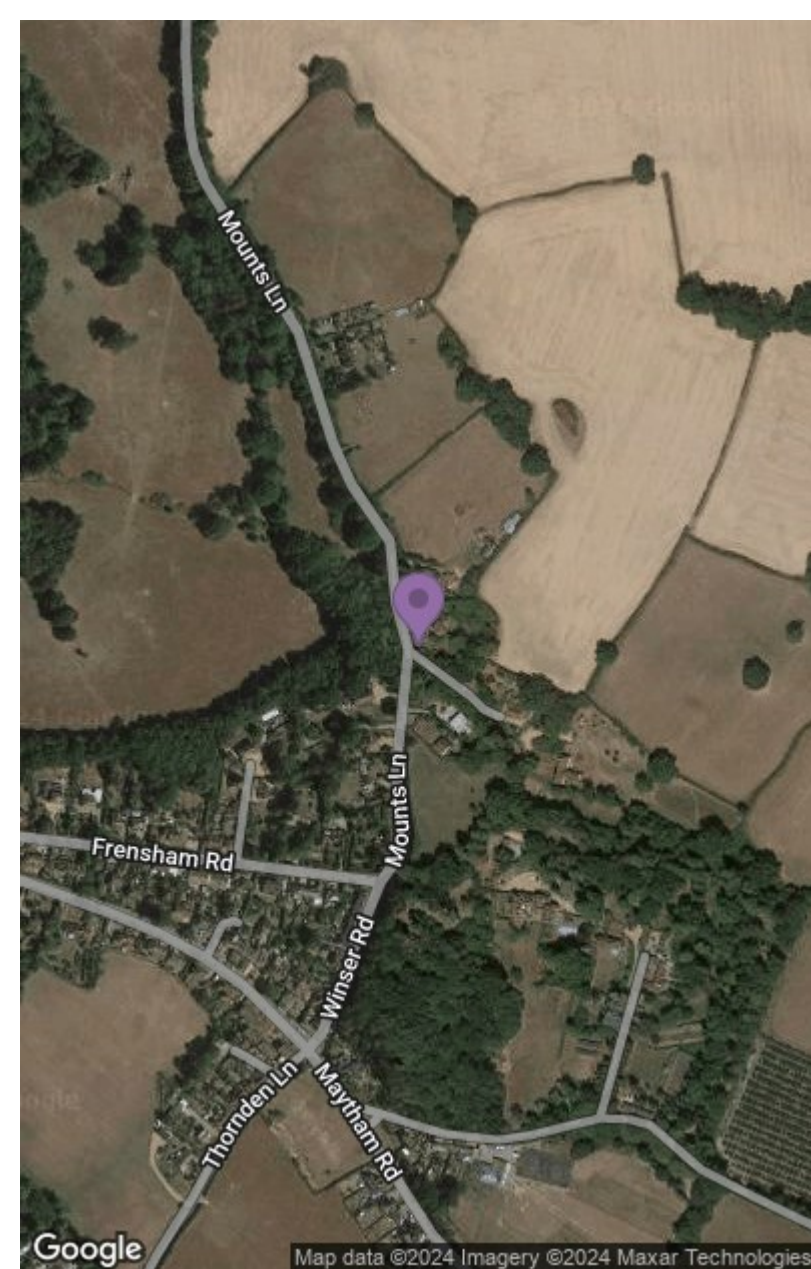


1ST FLOOR



2ND FLOOR





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