

**RUSH
WITT &
WILSON**



**Weald Cottage, Main Street, Beckley, East Sussex, TN31 6TL.
£495,000 Freehold**

An extensively renovated and extended four bedroom attached family home located with the popular Village of Beckley. This delightful home enjoys spacious and well-lit accommodation arranged over two floors comprising a 23ft triple aspect living room with wood burning stove, stunning 18ft kitchen / dining room with raised skylight and French doors to the rear garden, utility room and ground floor WC. To the first floor enjoys four principal bedrooms consisting of two double bedrooms to the rear enjoying a pleasant rural aspect over neighbouring farmland, generous master bedroom with built in wardrobe, further large single or optional study and well appointed main bathroom suite. Outside offers a privately enclosed rear garden backing onto fields with large Indian Sandstone paved terrace, area of lawn and workshop to one end. To the front offers ample off road parking. The area offers a choice of excellent walking routes and is within close proximity to the highly regarded Primary School and popular Rose & Crown pub serving hot food. The neighbouring Village of Northiam is located just one mile away benefitting from a choice of convenience stores and popular Bakery with further High street shopping and mainline rail services available at Rye.



Front

Off road parking to front over hard standing, driveway enclosed by low level brick wall, garage door with pedestrian door, external lighting, covered log store, high level fence with gate and path to side elevations, UPVC front door.

Entrance hall

UPVC front door with obscure glazed sidelight window to front, grey wood effect LVT flooring, straight run carpeted staircase with painted timber handrail leading to first floor accommodation, ceiling downlights, radiator with decorative cover, power point, internal oak door to living room and to kitchen / dining room severally.

Living room

23'1 x 11'1 (7.04m x 3.38m)

Internal oak door, carpeted flooring, UPVC windows to front, side and rear elevations, fitted cast-iron wood burning stove over a sandstone hearth, fitted shelving to alcove, column radiator, ceiling downlights, variety of power points, TV point.

Kitchen / dining room

18'5 x 15'7 (5.61m x 4.75m)

Internal oak door from hall, marble effect floor tiling, UPVC window to side, UPVC French doors and window to rear aspect, space for dining table and chairs with raised skylight above, ceiling downlights. Kitchen hosts a variety of matching base and wall units with contemporary light grey doors beneath marble counter tops with matching upstands, under mounted composite basin, integrated tower fridge / freezer, fitted eye level oven and grill, integrated NEFF dishwasher, inset four ring AEG induction hob with marble splashback, extractor canopy and light over, eye level CDA microwave, radiator, internal oak door to lobby serving WC and utility, further internal oak door to larder with shelving, variety of above counter level power points.

Lobby

Internal oak door from kitchen, wood effect LVT flooring, light, internal oak door to WC and utility severally.

WC

Internal oak door, marble effect floor tiling, push flush WC, radiator, ceiling downlight and extractor, vanity unit.

Utility

10'2 x 7'6 (3.10m x 2.29m)

Internal oak fire door, grey wood effect LVT flooring, manual garage door with pedestrian side door to front elevations, ceiling downlights, power points, space and plumbing for washing machine and tumble dryer, consumer unit.

Stairs and landing

Straight run carpeted staircase and landing with painted balustrade, access panel to loft over with pull down ladder complete with power, lighting and fitted boiler, UPVC window to front aspect, linen cupboard with slatted shelving.

Bedroom 2

10'2 x 8' (3.10m x 2.44m)

Internal oak door, carpeted flooring, UPVC window to rear aspect with radiator below enjoying a pleasant aspect over neighbouring farmland, ceiling downlights, power points.

Family bathroom

8'7 x 5'5 (2.62m x 1.65m)

Internal oak door, marble effect floor tiling, obscure UPVC window to rear aspect, panelled bath suite, push flush WC, contemporary freestanding vanity unit with pull out drawers below, ceiling downlights and extractor fan, heated towel rail, corner shower via screen door complete with contemporary mixer, large rainfall head and rinser.

Bedroom 3

9'2 x 9' (2.79m x 2.74m)

Internal oak door, carpeted flooring, UPVC window to rear aspect with radiator below enjoying a pleasant aspect over neighbouring farmland, ceiling downlights, built in wardrobe via painted door, power points, TV point.

Bedroom 1

11'3 x 11'1 (3.43m x 3.38m)

Internal oak door, carpeted flooring, UPVC window to front aspect with radiator below, ceiling downlights, built in wardrobes via painted doors complete with hanging rails and shelving, power points.

Bedroom 4

10'2 x 8'1 (3.10m x 2.46m)

Internal oak door, carpeted flooring, UPVC window to rear aspect with radiator below, ceiling downlights, power points.

Garden

Privately enclosed rear garden led by a full width Indian sandstone pave terrace providing an alfresco dining or entertaining area, sandstone pathway with high level gate to front elevations, external lighting and tap, external French doors to kitchen / dining room, steps leading to an area of lawn enclosed by high level fencing with pleasant rural aspect over neighbouring farmland and workshop to one end complete with power and lighting.

Services

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band D.

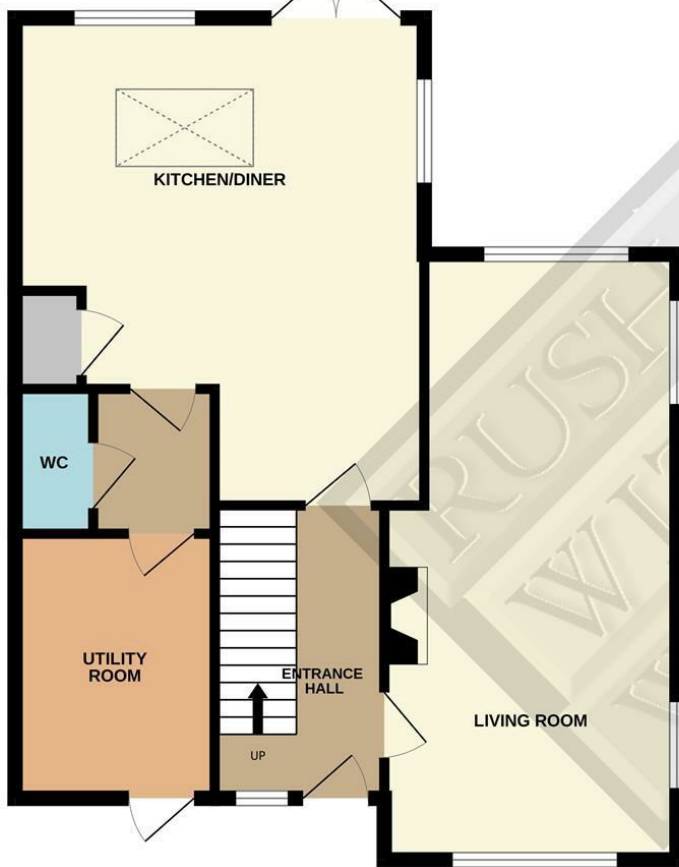
Agents note

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.





GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 sq.m.) approx.

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
69	84		

Energy Efficiency Rating scale: A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
Environmental Impact (CO₂) Rating scale: A (81-91), B (69-80), C (55-68), D (39-54), E (21-38), F (1-20).

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