



FARTHING, HIGH STREET
WALLCROUCH, WADHURST - £760,000



Farthings

High Street, Wallcrouch,
Wadhurst, TN5 7JT

**Entrance Lobby - Ground Floor Shower Room -
Kitchen/Dining Room With Bi-Fold Doors To Patio - Lounge
With Inglenook Fireplace & Cast Iron Solid Fuel Burner -
Front Porch - First Floor Landing - Three Bedrooms - Family
Bathroom - Second Floor Bedroom - Low Maintenance
Gardens With Beautiful Views Towards Bewl Water -
Garage & Large Driveway**

Located at Wallcrouch in East Sussex - hamlet of properties located between Wadhurst and Ticehurst - a most impressively enhanced and extended, attached property with early 18th century origins now offering fantastic reception spaces on the ground floor and four good sized bedrooms over the upper two storeys. Considerable thought, care and effort has been involved in extending the property to include a large and impressive dining area, a beautiful contemporary kitchen and a separate snug, itself part of the much older building. A glance at the attached floorplan will give an indication as to the nature of the property. What is perhaps readily less apparent are the beautiful views to one side across open countryside to Bewl Water, the sheer individuality of this property and also the impressive gardens which are essentially lower maintenance with excellent entertaining space and generous parking arrangements in the form of a large driveway and parking area behind electric gates and further one and half sized oak garage. Properties of this individual nature are rarely available - certainly in such a beautiful spot - and to this end we would encourage all interested parties to make an immediate appointment to view.

Access is via a partially glazed, double glazed door with an inset panel leading to:

ENTRANCE LOBBY AREA:

Feature tiled floor with underfloor heating, recesses suitable for washing machine and tumble dryer with further additional storage space, inset spotlights to the ceiling, loft access hatch. Double glazed window to the side with fitted roller blind. Door leading to:

GROUND FLOOR SHOWER ROOM:

Low level WC, wall mounted wash hand basin with mixer tap and storage below, walk-in shower cubicle with fitted glass screen and two shower heads over. Tiled floor with underfloor heating, wall mounted towel radiator, inset spotlights to the ceiling extractor. Opaque double glazed window to the side with roller blind.



KITCHEN:

An attractive triple aspect open plan space.

Kitchen: A range of attractive high gloss white contemporary wall and base units with a complementary Corian worksurface. Good general storage space. Space for a Rangemaster style oven with feature glass splashback and extractor hood. Space for a large fridge/freezer. Integrated dishwasher. Inset one and a half bowl sink with hot water boiling tap over. Feature island with a Corian worksurface and good general storage space. Feature tiled floor with underfloor heating, LED spotlights to the ceiling. This is open directly to:

DINING/RECEPTION ROOM:

Feature tiled floor with underfloor heating. Triple aspect windows with a Georgian style to front and rear with bi-fold double glazed doors leading to the front patio area. Ceiling lantern and LED spotlights to the ceiling. Space for a large table, chairs and associated dining room furniture. This is open to:

LOUNGE:

Engineered oak flooring with underfloor heating. Inglenook fireplace with bressumer beam, brick hearth and inset cast iron solid fuel burner with a fitted cupboard to one side of the inglenook. Space for lounge furniture and for entertaining. Shallow cupboard housing the underfloor heating controls and water main. Door returning to kitchen. Stairs to first floor with understairs cupboards. Areas of exposed woodwork, inset spotlights to the ceiling. Double glazed window to the front with Roman blind. Partially glazed door with an inset panel leading to:

FRONT PORCH:

Engineered oak flooring, Georgian style double glazed door to the front and further Georgian style window to the side.

FIRST FLOOR LANDING:

Carpeted, inset spotlights to the ceiling. Doors leading to wardrobe areas. Door leading to:

BEDROOM:

Painted wooden floors, fitted wardrobes, radiator, areas of exposed brick chimney, further areas of wooden panelling. Inset cast iron fireplace. Georgian style windows to the front with views across countryside toward Bewl Water.

BEDROOM:

Carpeted, radiator, area of exposed woodwork, inset spotlights to the ceiling. Georgian style double glazed windows to the front.

BEDROOM:

Carpeted, radiator, fitted cupboard and fitted shelves. Space for a double bed. Georgian style double glazed windows to the front.

FAMILY BATHROOM:

Low level WC, wall mounted wash hand basin with mixer tap over, panelled bath with mixer tap over, concertina glass shower screen and shower head. Tiled floor with underfloor heating, part tiled walls, radiator, wall mounted mirror. Double glazed window to the side with fitted roller blind.

Latch door from landing area to stairs leading to SECOND FLOOR BEDROOM:

Areas of exposed woodwork, further areas of beams to the ceiling, various media points. The ceiling rises to an apex. Door to under eaves storage area. Areas of fitted wardrobes.



Georgian style double glazed windows to the side, Velux to the rear and further Velux to the front with picture views across adjacent countryside toward Bewl Water in the distance.

OUTSIDE:

The property's gardens are to the most part lower maintenance with a large paved area adjacent to the bi-folding doors in the dining room area with a huge space for garden furniture and for entertaining. There is a large gravelled driveway with parking for numerous vehicles including a large one and a half sized Garage, with additional wood and plant storage areas. The property has retaining wooden fencing with areas of raised shrub beds and further areas of stone chipping. There is an area of lawn adjacent to the road side with a fruit tree and further raised bedding areas. External tap. Beautiful views towards Bewl Water in the distance.

SITUATION:

The hamlet of Wallcrouch is primarily spread along the connecting road between Wadhurst and Ticehurst in East Sussex. To this end, it has ready access to beautiful open areas of Wealden countryside with the two aforementioned larger villages both offering a good selection of shops and facilities for every day needs including - in Wadhurst, two mini supermarkets, doctors and dentists, well regarded primary and secondary schools and a host of further everyday retailers. In Ticehurst there are additional retailers and the particularly well regarded Bell Inn. Wadhurst has a main line railway station serving both London termini and the South Coast and the larger town of Tunbridge Wells is a modest distance to the north with a far fuller range of social, retail and educational facilities.

TENURE:

Freehold

COUNCIL TAX BAND:

D

VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Fired Central Heating

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



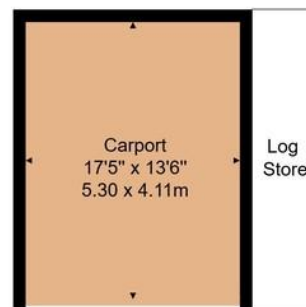
23 High Street, Tunbridge Wells,
Kent, TN1 1UT

Tel: 01892 511211

Email: tunbridgewells@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

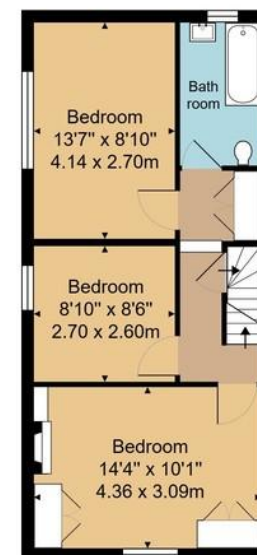
www.woodandpilcher.co.uk



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Ground Floor



First Floor



Second Floor

Approx. Gross Internal Area 1535 ft² ... 142.6 m² (excluding carport)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.