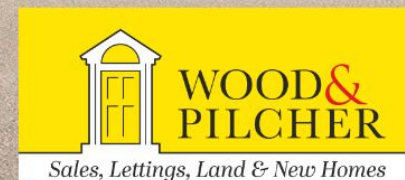




PETTS COTTAGE INCL FORMER BUTCHERS SHOP
ROTHERFIELD - GUIDE PRICE £575,000



Petts Cottage

High Street, Rotherfield,

Crowborough, TN6 3LL

**Reception Room - Cellar - Kitchen - Dining Room
Cloakroom - Sitting Room & Study Area - Four Bedrooms
Bathroom - Shower Enclosure**

Butchers Shop - Cutting Room - Walk-in Chiller

Two Workshops - Rear Garden

A unique opportunity to acquire a Grade II Listed detached, characterful four bedroom house and former butcher's shop, offering immense potential for renovation and transformation. This property presents an ideal setting for those seeking to combine living and working spaces in one convenient location. Situated in a sought-after village the property includes an enclosed rear garden, and two external workshops, perfect for a variety of uses. Side access via a dropped kerb leads to gates opening to the rear courtyard and garden with potential for parking.

Glazed wooden door into:

RECEPTION ROOM:

Inglenook fireplace with gas fire insert (not tested), tiled hearth and wooden mantle over. Storage cupboard, fitted carpet, radiator and window to front.

INNER HALLWAY

Understairs storage cupboard, wooden parquet flooring, access to cellar and butchers shop.





CELLAR:

Two sections of cellar with work surfaces, wall safe, shelving, ample storage space and electric meter.

KITCHEN:

Range of high and low level units, sink with drainer, 4-ring gas hob with extractor fan and an oven/grill (Both not tested). Window and door to rear courtyard.

DINING ROOM:

Brick built fireplace, red tiled hearth and brick surround, two radiators, fitted carpet and windows to front and side.

HALF LANDING:

Fitted carpet.

CLOAKROOM:

Low level wc, wall mounted wash hand basin, fitted carpet and obscured window to rear.

FIRST FLOOR LANDING:

Storage cupboard with shelving, additional cupboard, fitted carpet and a radiator.

SITTING ROOM/STUDY

Chimney breast incorporating a wooden beam, fitted wooden units, fitted carpet, two radiators and two windows to front.

SHOWER ROOM:

Handheld shower attachment with wall mounted taps, raised shower tray and tiled walling.

BEDROOM:

Fitted carpet, radiator and window to front.

BEDROOM:

Fitted carpet, radiator and two windows to rear.

BATHROOM:

Bath with tiled surround, low level wc, pedestal wash hand basin, bidet, airing cupboard housing water tank, fitted carpet and radiator,

SECOND FLOOR LANDING:

Fitted carpet and window to rear.

BEDROOM:

Good size eaves storage cupboards, fitted carpet, radiator and window to side.

BEDROOM:

Fitted carpet, radiator and window to side.

SHOP:

Open plan retail area with small cashiers' office at the front, steps up to Cutting Room and walk in chiller. Self-contained access directly from the High Street.

This is a unique commercial opportunity in the centre of a vibrant village. Our joint/sole agents Durlings would be delighted to speak with you about any commercial details you may need.

OUTSIDE FRONT:

Side access via a dropped kerb leads to gates opening to the rear courtyard and garden with potential for parking.

OUTSIDE REAR:

Side gated access leads to a rear herringbone courtyard adjacent to the property. Steps rise to an area of lawn with a paved area and timber pergola.

TWO WORKSHOPS:

Located over two levels and accessed via metal stairs and corrugated iron double doors are two workshops. The lower workshop benefits from a wc and wash hand basin.



SITUATION:

The property is in the delightful village of Rotherfield and provides many public footpaths and woodland walks. The village offers a range of amenities, including general stores, a pharmacy, a doctor's surgery, local inns, and churches. The village is also home to a pre-school, a primary school, and various clubs such as the Cricket Club, Bowls Club, and a village hall and community hub (Memorial Institute). Crowborough town is approximately 4 miles away and provides excellent shopping options, including a variety of supermarkets, as well as junior and senior schools. Mainline rail services are available at nearby Jarvis Brook, with trains to London, while Wadhurst train station, about seven miles away, also offers trains to London. Recreational facilities are plentiful, including golf at Crowborough Beacon and Boars Head courses, as well as the Crowborough Tennis & Squash Club and the Crowborough Leisure Centre, which features an indoor swimming pool. The famous Ashdown Forest, renowned for its superb walking and riding opportunities, is also nearby.

TENURE:

Freehold

COUNCIL TAX BAND:

E

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666 or Durlings on 01892 552 500

AGENTS NOTES:

We have been advised that there is potential for parking at the rear of the property for a small car, subject to legal and planning confirmation, which is being investigated.

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

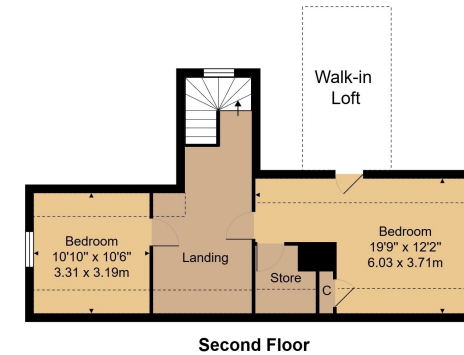
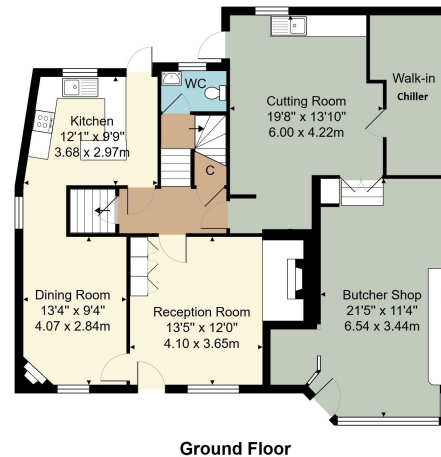
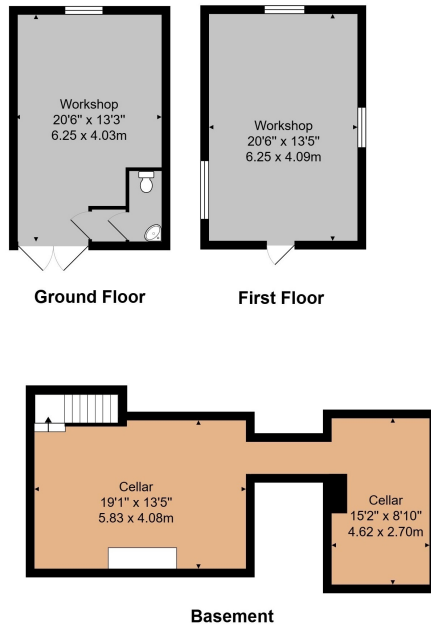
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas



Approx. Gross Internal Area: - House 2567 sq. ft / 238.5 sq. m
 - Shop 618 sq. ft / 57.4 sq. m
 - Workshops 542 sq. ft / 50.3 sq. m
 - Total 3727 sq. ft / 346.2 sq. m



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.

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.



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