



'Our Focus Determines Your Reality'



Crockers Lane
Northiam
East Sussex
TN31 6PY



Entrance Hall * Sitting Room * Kitchen/Dining Room
Two Ground Floor Bedrooms * Family Bath/Shower Room

Principal Bedroom with Dressing Room

Established Garden * Swimming Pool * Pool House
Off-Road Parking



STUNNING GRADE II LISTED CONVERTED OAST

Built in 1985 this attractive oast occupies a farm hamlet location in a country lane setting on the outskirts of Northiam. The oast exhibits character throughout from exposed beams and floorboards to a wrought iron spiral staircase, a fireplace to a stained-glass portal window. As an additional bonus there is a swimming pool in the garden.

The accommodation consists of an entrance hall leading to a double aspect sitting room with fireplace with log burning stove and spiral staircase, and a double aspect kitchen/dining room with door to the garden; also, on the ground floor are two bedrooms and a family bathroom.

The spiral staircase in the sitting room leads to the mezzanine level principal bedroom with dressing room.

Gates in the close slat wooden fence open onto the gravel driveway which provides ample off-road parking. A side gate opens into the garden to the rear which is laid predominantly to lawn bordered with matures trees and shrubs. The lawn adjoins a terrace which surrounds the swimming pool and leads to the pool house and garden store.



NORTHIAM

The village of Northiam offers amongst its amenities two shops, bakers, ironmongers, post office, doctors' surgery, dentist, opticians and a fish and chip shop. Further local shopping and amenities are available in nearby Hawkhurst or a little further afield in Tenterden.

SCHOOLS AND CONNECTIONS

There are many well-regarded schools in the area for children of all ages, from Girls and Boys Grammar Schools to a number of private schools including Cranbrook, Bethany, Benenden, Marlborough House, Dulwich and St. Ronans.

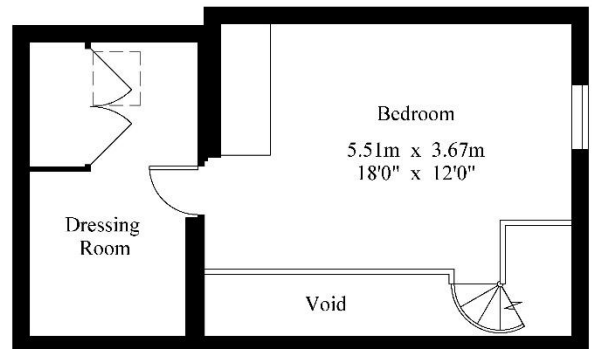
Mainline Rail Services are available from either Etchingham, Wadhurst or Staplehurst.



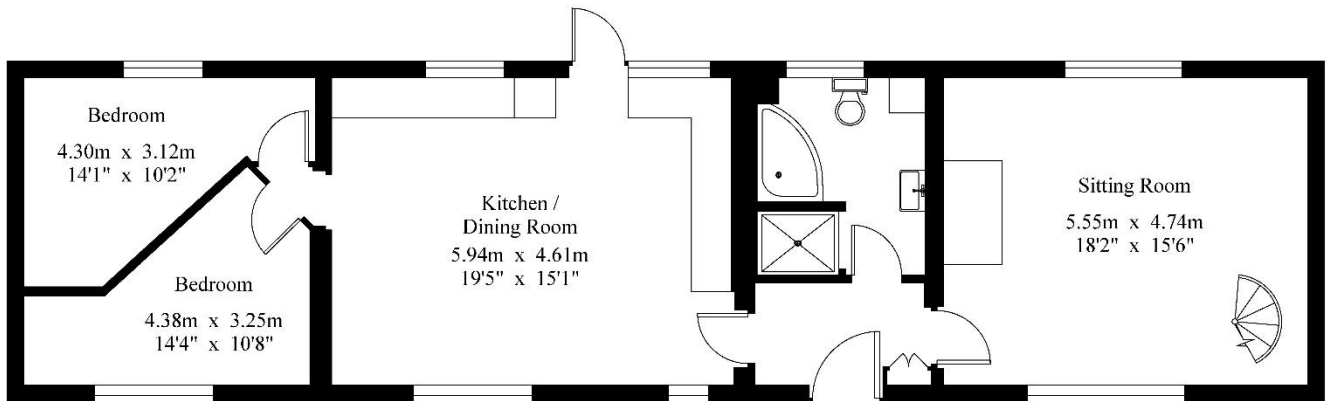


Friars Cote Oast

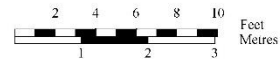
Gross Internal Area : 126.0 sq.m (1356 sq.ft.)



First Floor



Ground Floor



For Identification Purposes Only.
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SERVICES

Mains electricity, gas and water. Klargester Sewage Treatment Plant located in back garden.

Rother District Council - Council Tax Band E

EPC Rating: D

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com