



'Our Focus Determines Your Reality'



Thyssel Lane
Northiam
East Sussex
TN31 6JX



Entrance Hall * Sitting Room * Dining Room * Family Room
Reception Hall * Kitchen/Breakfast Room * Utility Room
Bathroom * Separate W.C. * Shower Room

Principal Bedroom, Dressing Room * Two Further Double Bedrooms
Bedroom/Study * Family Bathroom * Shower Room

Grounds Approximately 0.3 Acres
Two Driveways * Garaging, One with Studio Above
Garden Store * Log Store



SPACIOUS GRADE II LISTED VILLAGE HOUSE

The convenience of modern living fuses seamlessly with the abundance of period features throughout this charming Grade II Listed Village house. Believed to date from the 17th century the property provides versatile family accommodation and is understood to have begun as one house, then been split to provide a house and cottage and more recently been re-instated into one spacious home sitting in delightful grounds within the popular village of Northiam.

The ground floor consists of an entrance hall with fireplace, a sitting room with exposed beams, inglenook fireplace and feature windows, a double aspect dining room also boasts beams and a fireplace and a double aspect family room with doors to outside, a fireplace and log burning stove; in addition there is a reception hall, a double aspect kitchen/breakfast room, a sunroom with door out to a raised terrace, ideal for alfresco entertaining, utility room, shower room and bathroom with separate w.c.

The exposed beams continue to feature on the first floor where there is a principal bedroom with dressing room, two further double bedrooms, a bedroom/study, a family bathroom and also a shower room.

Outside two driveways approach the property each providing off road parking whilst there is ample garaging, one building which has a studio above. The stunning grounds are laid to lawn with mature manicured hedging, established flower and shrub beds and terracing from which to enjoy the garden.





NORTHIAM

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

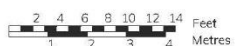
SCHOOLS AND CONNECTIONS

There is a village Primary School as well as 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, Battle or Staplehurst.



First Floor ----- Restricted Height



For Identification Purposes Only.
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Longridge



House - Gross Internal Area : 266.1 sq.m (2864 sq.ft.)

(Including Garage)

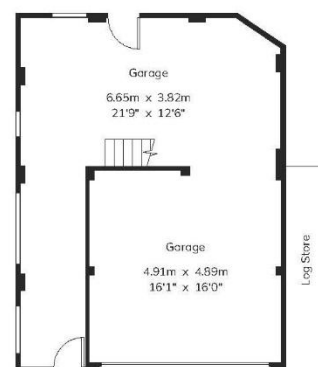
Garage Building - Gross Internal Area : 79.3 sq.m (853 sq.ft.)



Ground Floor



First Floor



Ground Floor



SERVICES

All mains utilities connected. Gas fired central heating.

Rother District Council - Council Tax Band G

EPC Rating: n/a

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



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