



Tollbar Cottage, Cat Street, Upper Hartfield, TN7 4DP

Guide Price £850 – £875,000 Freehold

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Tollbar Cottage, Cat Street

Upper Hartfield, Hartfield

No Onward Chain. A character four bedroom detached house which dates back to the sixteenth century, set in a semi-rural location. The property sits on a generous plot which extends to approximately half an acre. The property briefly comprises; entrance hall; main sitting room with inglenook stone fireplace which houses a wood burner and a functioning bread oven, stairs lead up to a mezzanine; kitchen/dining room with base units, built in dishwasher and a door to the patio area; a second sitting room with inglenook fireplace with copper surround; bathroom with separate shower; a second bathroom; a separate dining room/ study/ guest bedroom with separate entrance from the front garden; master bedroom with en-suite shower room and a walk in wardrobe; second bedroom with separate access to the front of the house; study/ utility room with door to the double car port. On the first floor there are two bedrooms, one of which has access to large eaves storage. Externally, to the front, there is a large gravel driveway with parking for multiple cars, a lawned seating area, a garden shed, a vegetable patch and cherry blossom. The gravel driveway leads down to the double car port and access to a large useable storage area under the house. There is a path leading from the front to the rear garden where there is a summerhouse with power and lighting which could be setup to use as a home office, there is a small pond, various fruit trees including plum, apple and pear and various species of plants and flowers including Camelia, Azalea and Rhododendrons. There is a good sized patio area which adjoins the rear of the house to sit and enjoy sunny days and a large area of woodland which is a great place for children to explore. The property is heated via gas central heating. Council Tax Band 'G' £4,080.19 (2024/25) EPC Rating 'TBC'





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Council Tax band: G

Tenure: Freehold

- NO ONWARD CHAIN
- FAVOURED SEMI RURAL LOCATION
- PICTURESQUE CHARACTER HOME
- DATING BACK TO 16TH CENTURY
- ALMOST 2,500 SQUARE FEET
- 4/5 BEDROOMS 3 BATHROOMS
- TWO 23FT RECEPTION ROOMS
- KITCHEN/DINING ROOM, STUDY
- ESTABLISHED GARDENS OF HALF ACRE (tbv)
- DRIVEWAY & CAR PORT FOR MULTIPLE VEHICLES





Total area: approx. 231.8 sq. metres (2495.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

Mansell McTaggart Forest Row

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