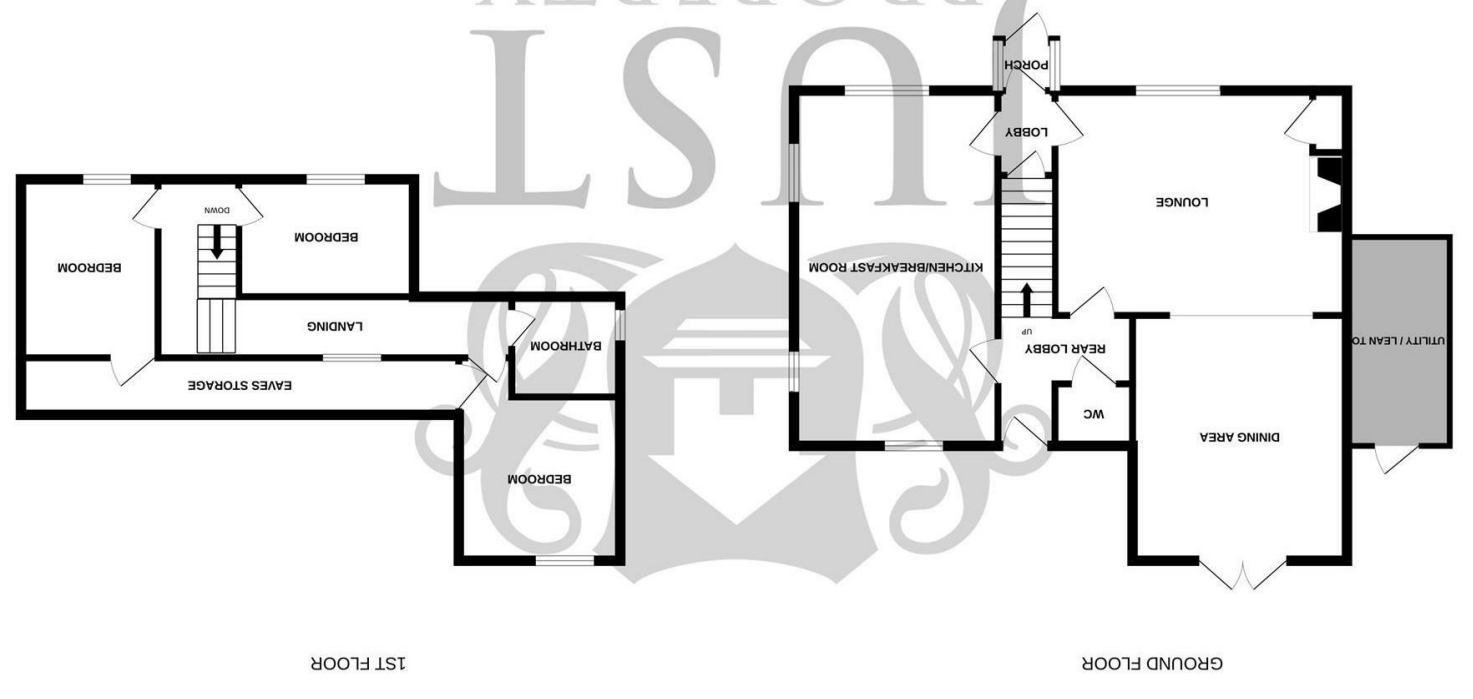


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent energy efficiency - lower running costs	C (69-80)
Decent energy efficiency - lower running costs	D (55-68)
Not energy efficient - higher running costs	E (39-54)
Not energy efficient - higher running costs	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	4.5
Potential	6.6



Owls Castle Cottage Lane, Westfield, TN35 4RT

# FLOORPLANS

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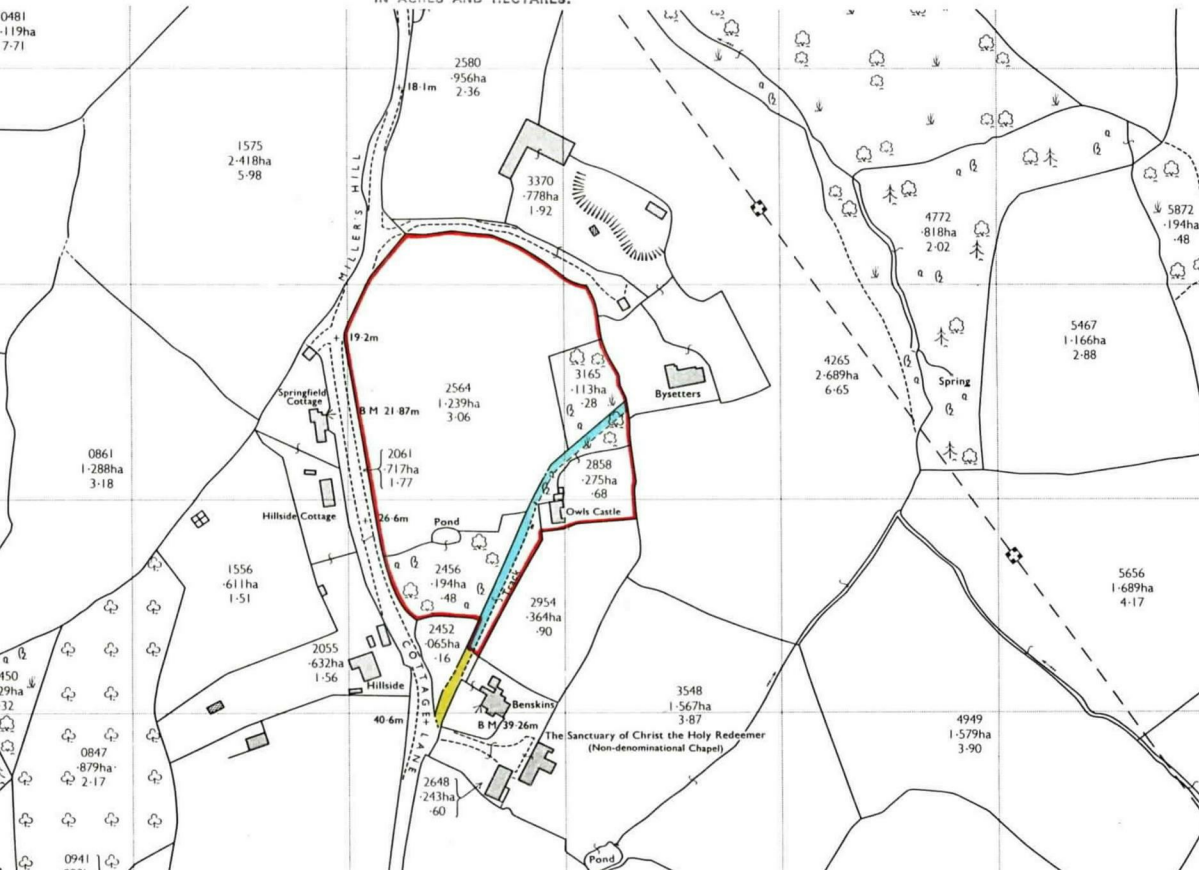
3 Bedrooms | 3 Receptions | 1 Bathrooms | 1399.31 sq ft

Freehold

# £880,000

Owls Castle Cottage Lane, Westfield, TN35 4RT





3 Bedrooms    3 Receptions    1 Bathrooms    1399.31 sq ft

## PROPERTY DETAILS

Guide Price £800,000-£825,000

Owls Castle is a beautifully located, three bedroom detached period property, situated within approaching five acres of gardens and grounds, there is also an additional pocket of land on the south side on an extra title. The property is an individual, warm and welcoming family home situated at the end of a vehicular driveway. There is also an additional driveway and access servicing the land & barn area.

The property is within a short distance from the popular Westfield village with a local village school, convenience store, and popular public house. There are further independent and state schools within the near vicinity, as well as the towns of Rye, Bexhill, Hastings and Eastbourne.

The property has been much improved and updated by the current owner, to provide an entrance porch leading through to a hallway and spacious fitted kitchen and dining area with original flooring. There is also a beautiful family lounge with feature fireplace accessing a further dining/additional separate reception area, there is also a useful ground floor WC. To the first floor there are three, spacious double bedrooms as well as a family bathroom. Externally there is a useful utility and storage area to the side of the property.

Particular feature of the property is the gardens and land measuring approximately 4.75 acres, the house has mains water and the sewage is on a septic tank and the heating is via an oil fired boiler. There is a natural pond, vegetable growing area and the land is enclosed with fencing with a separate driveway and roadside access to the fields.

To fully appreciate this unique and individual family home, viewing is considered essential via the vendors choice of sole agents, Just Property.

AGENTS NOTE - There is also planning permission approved for a two storey side and rear extension, reference RR/2023/629/P.

///elevates.dabbling.instead



## ROOM DIMENSIONS

Front Door	Bedroom
Entrance Porch	13'2" x 10'3" (4.01m x 3.12m)
Lobby	Bedroom
Kitchen/Breakfast Room	13'6" x 10'2" (4.11m x 3.10m)
21'3" x 13'3" (6.48m x 4.04m)	Bathroom
Living Room	Bedroom
16'3" x 12'11" (4.97 x 3.96)	13'1" x 10'5" (3.99 x 3.18)
Dining Room	Driveway
13'5" x 12'5" (4.09 x 3.79)	Parking Area
W.C	Front Garden
Rear Lobby	Rear Gardens
Utility / Lean To (External Access)	Natural Pond
Stairs To First Floor	Woodland
Landing	Pastures x 2
	Road Access

## FEATURES

- Beautiful Detached Family Residence
- Semi Rural Position
- Stunning Views and Setting
- Nearly 5 Acre Plot
- Many Original Features
- Dating Back To 1550
- Two Paddocks ~With Roadside Access
- Barn Potential
- Three Double Bedrooms
- Planning Permission For Extension

