Moloney
Country Property

2 CHERRY ORCHARD COTTAGES NORTHIAM

2 CHERRY ORCHARD COTTAGES, Main Street, Northiam, East Sussex. TN31 6NA

Chain Free- A charming, character, semi detached, 3 bed Grade II listed cottage offering excellent scope for refurbishment, accommodation arranged over 3 floors including sitting/dining room with woodburning stove & study area, kitchen, shower room, 2 1st floor beds, cloakroom and third attic bedroom. Off road parking, elevated rear garden.

ACCOMMODATION LIST: COVERED ENTRANCE, SITTING/DINING ROOM, STUDY AREA, KITCHEN, REAR LOBBY, SHOWER ROOM, STAIRS TO FIRST FLOOR LANDING, 2 FIRST FLOOR BEDROOMS, CLOAKROOM, 2ND FLOOR BEDROOM 3. GATED DRIVEWAY TO THE FRONT PROVIDING PARKING, PAVED FRONT GARDEN, ELEVATED REAR GARDEN WITH STEPS UP TO AREA OF LEVEL LAWN, 2 TIMBER GARDEN STORES.

Covered entrance with step up to:

Front door opening to:

SITTING/DINING ROOM: Sitting area with wooden double glazed window to the front. Extensive exposed beams throughout. Inglenook fireplace inset with cast iron wood burning stove on tiled hearth with shelved recess to one side and fitted cupboard to the other. Wall light point. Dining area with wooden double glazed window to the front, matching window to side. Space for table, further space to side for desk/study area. Glazed door to:

KITCHEN: Wooden double glazed window to the rear. Fitted with range of white base and wall units with square edge wood block worktop over, inset with double bowl, single drainer composite sink unit. Space for electric cooker with extractor/light over. Part tiled walls, vinyl floor. Shelved larder cupboard with window to the rear. Painted panelled wall with door to under stairs storage cupboard, door to stairs alongside. Door to:

REAR LOBBY: Part glazed wooden door leading out to the rear garden. Vinyl floor, wall mounted electric heater. Door to:

Guide Price £ 325,000

SHOWER ROOM: Obscure glazed wooden windows to the side. Fitted with white suite comprising WC, hand basin set into wooden surround with double doored storage cupboard below & tiled shower cubicle with glass sliding doors. Tiled walls, vinyl floor. Dimplex electric heater. Linen Cupboard.

Staircase with wooden handrail to:

FIRST FLOOR LANDING: Stairs to the 2nd floor. Electric heater.

BEDROOM ONE: Wooden double glazed window to the front. Two wardrobe cupboards, door to large eaves storage space. Extensive exposed ceiling beams. Wall light points.

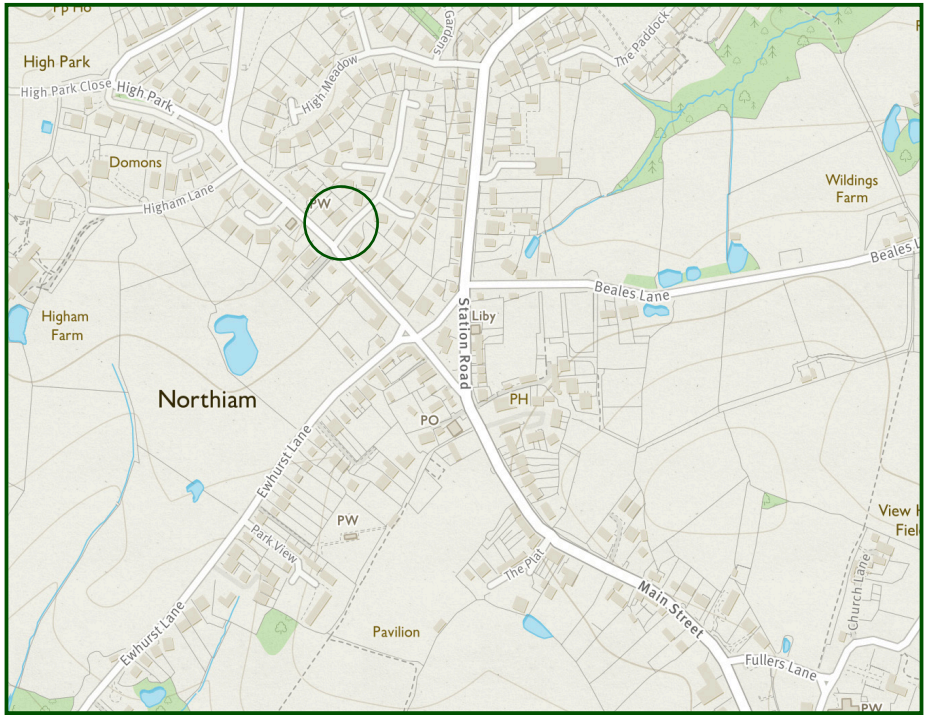
BEDROOM TWO: Wooden window with secondary double glazing to the side. Part sloping ceiling. Pedestal hand basin with mirror and light over.

CLOAKROOM: Obscure glazed wooden window with secondary double glazing to the rear. Fitted with white suite comprising WC & small wall mounted hand basin. Vinyl floor. Stairs to second floor with painted balustrade and wooden handrail to:

LANDING: Exposed beams. Eaves cupboard housing water tank.

BEDROOM THREE: Wooden double glazed window to the side. Part sloping ceiling, wall light point. Built in range of storage benches.

OUTSIDE: The property is approached over a gated driveway providing parking for several vehicles with picket fenced front boundary and paved area. A pathway, with wooden handrail leads to the rear garden, a further paved path leads round to the rear opening to a small terrace area with covered store to the side. Brick and paved steps with wooden handrail lead up to the main area of elevated garden with two large timber garden stores. The garden is mainly laid to lawn with fenced boundaries and tree lined backdrop.



IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

SERVICES: Mains electricity, water and drainage are connected. Electric heaters.
FLOOR AREA: 106 m² (1,141 ft²) Approx. incl. garage
EPC RATING : 'G'
LOCAL AUTHORITY: Rother District Council.
COUNCIL TAX BAND : 'E'
TENURE: Freehold

TRANSPORT LINKS: Ideally positioned for the commuter are Robertsbridge or Etchingham Station to the west, along with Headcorn & Staplehurst to the north all provide services to London Bridge, Waterloo, Charing Cross and Cannon Street. The Motorway network (M25) can be easily accessed at Junction 5 (A21) north or Sevenoaks.

DIRECTIONS: Travelling north on the A28 through Northiam, pass the village green on the right. 2 Cherry Orchard Cottages will be found on the right, shortly after Fullers Lane.

What3Words (Location): ///verbs.butchers.evidence

VIEWING: All viewings by appointment only. A member of our team will conduct all viewings, whether or not the vendors are in residence.

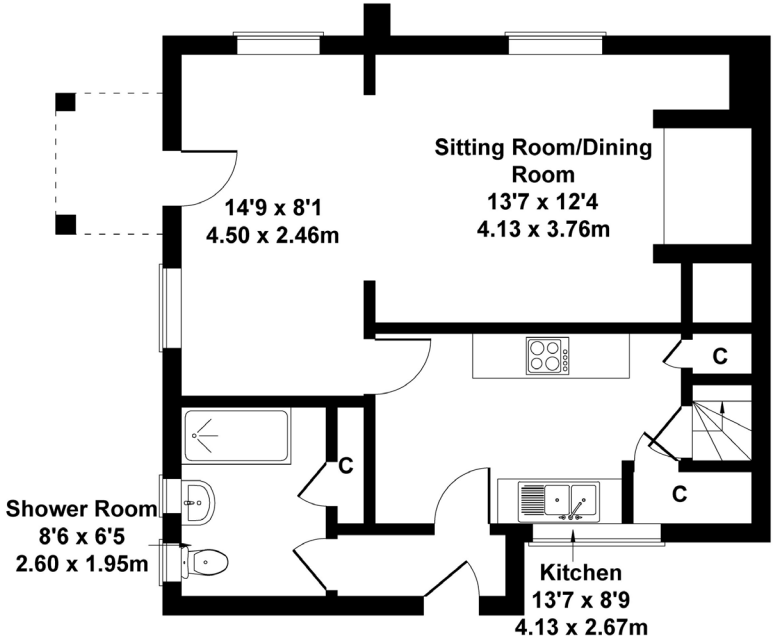
MOLONEYCOUNTRYPROPERTY.COM

EMAIL: SALES @ MOLONEYCOUNTRYPROPERTY.COM

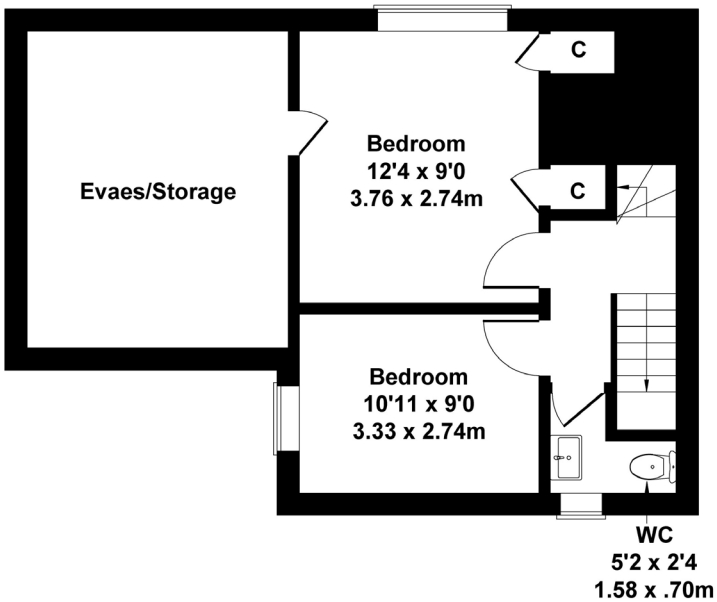
TELEPHONE: 01797 253000 or 01580 212828

2 Cherry Orchard Cottages

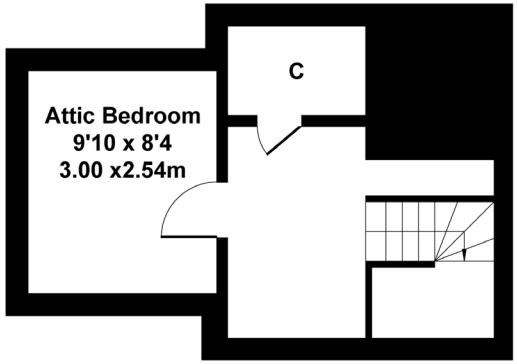
Approximate Gross Internal Area
1141 sq ft - 106 sq m



GROUND FLOOR

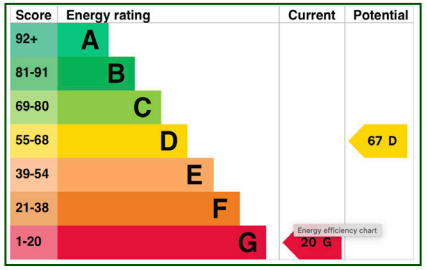


FIRST FLOOR



SECOND FLOOR

Not to Scale.
For Illustrative Purposes Only.



EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM

TELEPHONE: 01580 212828 & 01797 253000

2 CHERRY ORCHARD COTTAGES, MAIN STREET, NORTHIAM, TN31 6NA

Moloney
COUNTRY PROPERTY