



‘Our Focus Determines Your Reality’



Broom Hill
Flimwell
East Sussex
TN5 7NP



Entrance Lobby * Sitting Room * Kitchen/Dining Room
Utility Room * Ground Floor Shower Room

Principal Bedroom
Two Further Double Bedrooms * Family Bathroom

Garden and Grounds just under 0.5 Acres
Garaging * Off-Road Parking



CHARMING GRADE II LISTED COTTAGE

This charming Grade II Listed cottage is one of two cottages created from the original Farmhouse. Information has been found dating back to 1640 although the farmhouse could have earlier origins. In need of some updating, the cottage sits in just under 0.5 acres, in the village of Flimwell.

The accommodation consists of an entrance lobby, double aspect sitting room with exposed beams and a feature inglenook fireplace with a log burning stove, a double aspect kitchen/dining room with exposed beams and a gas Range, a double aspect utility room with door to outside and completing the ground floor, a family shower room.

On the first floor there is a principal bedroom with exposed beams and built-in storage, a further double bedroom again with exposed beams and a family bathroom. Ladder stairs lead to the second floor where there is a further double bedroom with beams, and unconverted attic space.

Outside, the garden is predominantly laid to lawn and to the front of the property, bordered with a mature, clipped hedge. There is a wishing well style well in the garden together with a number of established trees and shrubs, and a raised bed vegetable garden. To the side of the cottage there is a sheltered, paved terrace. With off-road parking and a two bay open garage located to the rear of the cottage.



FLIMWELL

The property is located on the edge of the village of Flimwell with the larger villages of Ticehurst and Hawkhurst both a short drive away.

More comprehensive shopping facilities including the Royal Victoria Place Shopping Arcade are available at nearby Royal Tunbridge Wells.

Recreational amenities including sports and leisure facilities, theatre, cinema and numerous restaurants are also to be found in Tunbridge Wells.

SCHOOLS AND CONNECTIONS

As well as the Cranbrook School, there are many excellent private, grammar and state schools for children of all ages in the area, including Bethany, Benenden School, St. Ronans and Dulwich School as well as the Boys and Girls Grammar Schools in Tonbridge and Tunbridge Wells.

The nearby stations at Wadhurst and Stonegate provide mainline services to London Charing Cross and Cannon Street.



2 Broomhouse

House - Gross Internal Area : 145.1 sq.m (1561 sq.ft.)
(Including Attic Space)

Car Port - Gross Internal Area : 31.9 sq.m (343 sq.ft.)



SERVICES

All mains utilities are available at the property. Currently no central heating, log burner, gas Range and electric radiators.

There is fibre broadband to the property.

Rother District Council - Council Tax Band D

EPC Rating: n/a Grade II Listed

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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