



# burnett's

Individual Property : Individual Service



Charming Grade II listed cottage in need of modernisation, complete with fabulous views, south facing gardens, parking space, two bedrooms, bathroom, kitchen and sitting/dining room, plus an attached garden room/office/studio and a further shower room. NO CHAIN. EPC Rating D  
Guide Price: £400,000 Freehold



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Mayfield Office:

3 Church View House,  
High Street, Mayfield,  
East Sussex. TN20 6AB

mayfield@burnetts-ea.com  
01435 874450

Wadhurst Office:

The Clock House,  
High Street, Wadhurst,  
East Sussex. TN5 6AA

wadhurst@burnetts-ea.com  
01892 782287



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# Appletree Cottage,

West Street, Mayfield, TN20 6DR

Guide Price: £400,000 Freehold

Apple Tree Cottage located in the quiet historic village of Mayfield. Enter the cottage via an alley and a gate. Step into the tiled entrance hall with a door to the main house and internal window to the kitchen.

The sitting/dining room is a lovely sized room, with a large bay window, including a glass door to the rear patio. The room is light and cosy, with wooden flooring, and a fireplace with an inset wood burner.

Step down from the living area into a glass panelled hallway with tiled flooring, a unique aspect to the cottage leading to the rear garden.

This hallway accesses an office/studio/utility area. This area has glass door to the rear garden, wood panelled ceiling and windows, plus a door to a shower room, comprising a WC, basin and shower cubical, there is ample potential to modernise and create a space to suit one's needs.

The kitchen is accessed directly from the living/dining room, with a window to side and an internal window into the entrance hallway. Lightly coloured units are on three walls, with built in storage, electric hob, dishwasher and space for a large fridge/freezer, plus a metal, circular staircase to the first floor.

The landing offers a built-in cupboard and space for freestanding furniture at the top of the stairwell, plus a window to side.

Bedroom one is a delight with a large bay window allowing panoramic views over to the rother valley and rear garden. A period fireplace and built in wardrobes to either side adds character and charm.

Bedroom two has a window to side, with space for wardrobe and shelving.

The bathroom currently comprises of a blue suite, to include a sink, WC and bath with tiled splashback. A window to front for natural ventilation and light.

It is noted that there is a full length attic space (not inspected).

Outside, the property enjoys a south facing rear garden, including a patio area, path to the parking spot and is otherwise mainly laid to lawn.

The garden is hedge and fence enclosed, creating a pleasant country cottage environment and offer scope for a gardener to enjoy and be creative. A rear garden gate allows access to the parking bay with an adjacent shed, all accessed from South Street

The property is situated just a few meters from the 16th Century beauty of Mayfield High Street. Facilities in the village include a small supermarket with post office, butcher, baker, pharmacy, florist, greengrocers and deli as well as GP surgery, dentist and hairdressers. There are also a couple of cafes and Period Inns, including the renowned Middle House Hotel.

There are pretty churches of various denominations, a flourishing primary school and the well-regarded Mayfield School secondary school.

For more comprehensive facilities Tunbridge Wells is 9 miles to the north. Railway stations can be found at Wadhurst (5 miles), Crowborough (6 miles), and Tunbridge Wells. These provide a fast and regular service to London Charing Cross, London Bridge and Canon Street. There is a regular bus service to Tunbridge Wells and Eastbourne.

The area provides an excellent selection of both state and private schools. Nearby leisure facilities include tennis, bowls, numerous golf clubs, sailing on Bewl Water and at the coast. The area is criss-crossed with many beautiful walks through the Area of Outstanding Natural Beauty.

## Material Information

Council Tax Band C (rates are not expected to rise upon completion).

Mains electricity, water and sewerage.

The property is believed to be of brick, block and timber construction with tiled roof.

We are not aware of any safety issues or cladding issues.

We are not aware of any asbestos at the property.

The property is located within the AONB and conservation area.

The title has easements, we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of flooding.

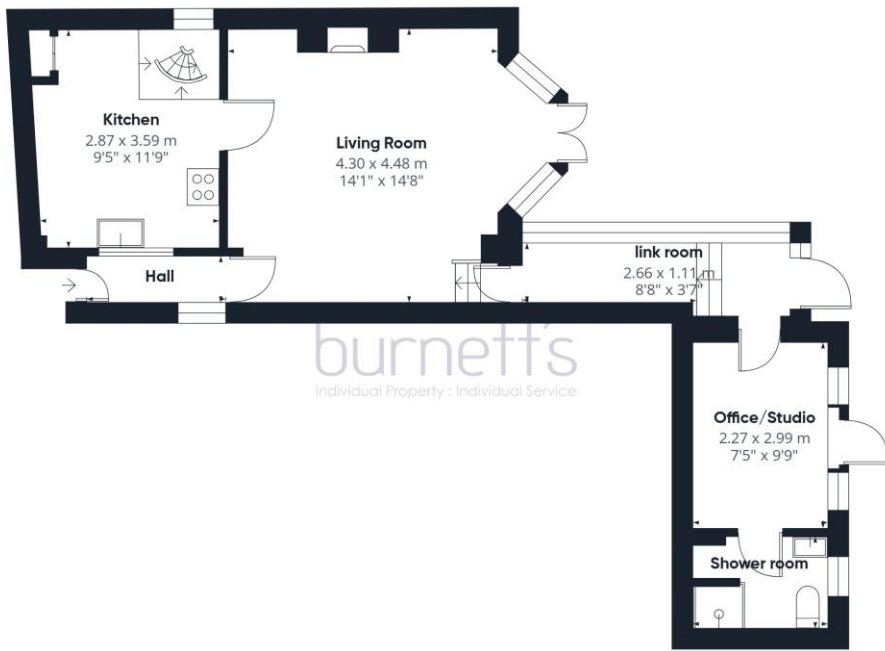
Broadband coverage: we are informed that Ultrafast broadband is available at the property.

Mobile Coverage: There is variable mobile coverage from various networks.

We are not aware of any mining operations in the vicinity

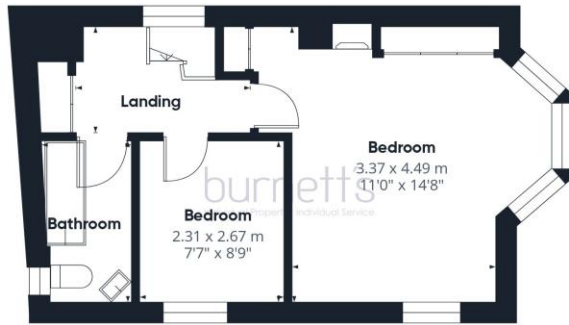
We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does not have step free access



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Ground Floor



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Floor 1



**Approximate total area<sup>(1)</sup>**

80.2 m<sup>2</sup>  
863 ft<sup>2</sup>

**Reduced headroom**

0.4 m<sup>2</sup>  
4 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Appletree Cottage West Street MAYFIELD TN20 6DR	<b>Energy rating</b> <b>D</b>	<b>Valid until:</b> 18 March 2036
		<b>Certificate number:</b> 0973-1206-8906-2917-0704

Property type	End-terrace house
Total floor area	71 square metres

