



HARLEQUIN LANE

Crowborough - £875,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

The Old House, Harlequin Lane, Crowborough, TN6 1HS

The Old House

Entrance Hall - Inner Hallway - Dining Room - Sitting Room - Kitchen/Family Room - Utility - Downstairs WC
Sun Room - Four Bedrooms - Jack & Jill Bathroom
Separate WC - Off Road Parking To Side - Patio & Rear Garden

Cleeve Lodge

Separate Entrance Hall - Kitchen - Living Room
Reception Room - Two Bedrooms - Family Bathroom
Log Store - Shed - Workshop

The Old House is a substantial detached house originally a cottage dating back to the 1770s and is a stunning example of both Georgian and Victorian architecture, with the latter section added during the Victorian era. This spacious four bedroom property offers a wealth of character, featuring two fireplaces and high ceilings that create a bright, airy atmosphere throughout. The addition of Cleeve Lodge, a flexible two-bedroom apartment, further enhances the property's appeal, providing an ideal space for multi-generational living. Conveniently located in the centre of Crowborough, the property offers excellent access to local schools, golf courses, and both bus and train routes. Having been meticulously cared for by the current owners for over twenty-five years, the property is now brought to market with no forward chain. It is rare for a property with this level of character and charm to become available so if you wish to own a piece of Crowborough's history, we encourage you to arrange a viewing at your earliest convenience. Off Road Parking located to the side of the property.

COVERED ENTRANCE PORCH:

Outside lighting and attractive timber front door opens into:

ENTRANCE HALL:

Radiator, laminate flooring and window to front with fitted shutters.

DINING ROOM:

Ample space for dining furniture, fitted carpet, two radiators and large bay window to side.





INNER HALLWAY:

Karndean flooring, stairs to first floor and three attractive leaded stain glass windows to front with secondary glazing.

SITTING ROOM:

Plenty of space for sofa seating and featuring a fireplace incorporating a flame effect gas fire with wood mantle, ornate surround, tiled cheeks and hearth, glass display cabinet with borrowed light from inner hallway, four radiators, fitted carpet, French doors opening to side and sash bay windows to rear overlooking the garden.

KITCHEN/FAMILY ROOM:

Kitchen:

Range of country style wall and base units with granite worktops over incorporating a Butler sink and drainer. Appliances include a twin oven with ceramic hob and extractor fan over, a dishwasher and fridge. Useful large walk-in pantry with shelving, two large sash windows to rear and opening into:

Family Room:

Impressive fireplace incorporating a Chesney wood burning stove, wood mantle surround and tiled hearth and built-in glass display cabinet. Laminate flooring, three leaded stain glass windows to front and further windows to front with fitted shutters.

UTILITY AREA:

Fischer Paykal fridge/freezer, space for washing machine and tumbler dryer, ornate glazed timber door with access into a sun room and door into:

WC:

High rise wc, pedestal wash hand basin, radiator, laminate flooring and obscured window to rear.

SUN ROOM:

Dwarf wall with glazed surrounds, quarry tiled flooring, coats hanging area and two glazed doors to rear.

GALLERIED FIRST FLOOR LANDING:

Airing cupboard housing Potterton gas boiler, storage cupboard, radiator, fitted carpet, windows to front with fitted shutters and window to rear with far reaching views.

MAIN BEDROOM:

Built in timber cupboards, radiator, fitted carpet and sash windows to rear overlooking the garden with fantastic views towards the South Downs.

BEDROOM:

Picture rails, fitted carpet, radiator and sash windows with fitted shutters to side.

BEDROOM:

Currently used as an office with loft access, fitted carpet, two radiators, windows with fitted shutters to front and door into:

JACK & JILL BATHROOM:

Large fully tiled shower enclosure with integrated shower, panelled bath with tiled surrounds and additional shower attachment, pedestal wash hand basin, chrome heated towel rail, radiator, vinyl flooring and windows with fitted shutters to front.

BEDROOM:

Radiator, fitted carpet and window to front.

WC:

WC, wash hand basin, vinyl flooring and window to rear.

OUTSIDE:

Off road parking located to the side of the property.

The rear garden offers an expanse of lawn with patio adjacent to the property, large rockery with mature shrubs and plants, large patio to the side of the property with pond and timber shed.

CLEEVE LODGE**ENTRANCE HALL:**

Covered laundry area, access to a log store, brick built pitched timber storage area, shed and workshop and access into Kitchen.

KITCHEN:

Range of wall and base units with composite worktops over incorporating a stainless steel sink, 4-ring gas hob, twin eye level oven and a slimline dishwasher. Two windows to rear and timber door opening to side return.

LIVING ROOM:

Understairs cupboard, stairs to first floor, large sash windows to side, radiator, laminate flooring, fitted cupboards with shelving,

RECEPTION ROOM:

Glass panelled timber door opening to own entrance, window to side, wood laminate flooring meter cupboard

FIRST FLOOR LANDING:

Fitted carpet and roof window.

BEDROOM:

Built-in wardrobe cupboards, fitted carpet, radiator, loft access and window to side.

BEDROOM:

Picture rails, fitted carpet, radiator and sash window to rear.

BATHROOM:

Panelled bath with shower over and tiled surrounds, dual flush low level wc, pedestal wash hand basin and window to side.



OUTSIDE:

To the front a timber gate with picket fence and steps provide access to a courtyard and a separate entrance to Cleeve Lodge.

SITUATION:

Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest. The town centre gives the impression of being a bustling village, with an excellent choice of supermarkets and numerous small, independent retailers, restaurants and cafes. The area is well served for both state and private junior and secondary schooling as well as Crowborough Leisure Centre offering a swimming pool, gym, sports hall and a children's playground. The mainline railway station provides trains to London as well as a good selection of bus routes. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation areas, children's play areas and a thriving arts culture and various annual events. The spa town of Royal Tunbridge Wells is approximately eight miles to the north where you will find the mainline railway station, good range of schooling and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher Crowborough
01892 665666

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England
- www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Heating





Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

House Approx. Gross Internal Area 3064 sq. ft 284.7 sq. m
 Approx. Gross Internal Area (Incl. Attached Outbuildings) 3354 sq. ft / 311.6 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.