



**KINGS ESTATES**  
PROFESSIONALS IN PROPERTY



# Builth Cottage Church Road

Rotherfield, Crowborough, TN6 3LG

A truly enchanting Grade II listed village home, perfectly positioned just moments from traditional pubs, a general store and a well-regarded primary school. Rich in period detail, the property showcases exposed timbers and a striking inglenook fireplace, while offering versatile living spaces, inviting cosy corners and a sun-soaked south-facing courtyard ideal for relaxed village life.

Tenure - Freehold

Listed Building - Grade II

Council Tax Band - D - Wealden District Council

- Charming Grade II listed versatile three/four bedroom village cottage
- Characterful former Wealden Hall House full of period charm
- Exposed wall and ceiling timbers and oak flooring throughout
- Stunning full-width inglenook fireplace to the sitting room
- Kitchen/breakfast room with stone flooring and space for a range cooker
- Flexible accommodation arranged over three floors
- Cosy snug / bedroom with wood-burning stove
- Study / third bedroom with stairs to second floor
- Sheltered south-facing rear courtyard garden
- Pitched-roof garage providing convenient off-street parking





## THE PROPERTY

Approximate Gross Internal Area: 1201 Sq Ft / 111.6 Sq M

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Builth Cottage is a captivating attached former Wealden Hall House set in the very heart of this sought-after village. Steeped in history and charm, it features beautifully exposed wall and ceiling timbers, warm wood flooring and an impressive full-width inglenook fireplace that forms a wonderful focal point within the home.

The ground floor accommodation flows effortlessly, beginning with a welcoming entrance porch leading to the kitchen/breakfast room, with stone flooring, solid timber surfaces and space for a range cooker. The sitting room offers an inviting sanctuary with its sash window framing village views, oak floors underfoot, and an amazing large inglenook fireplace creating a focal point for gatherings and quiet evenings.

Upstairs, the first-floor accommodation is both versatile and full of character, comprising a cosy snug/bedroom with a wood-burning stove, a double bedroom, and a flexible study or third bedroom. From this room, a staircase rises to the second floor. The first floor is completed by a well-appointed family bathroom.

The second floor continues the home's charm, offering an additional bedroom – currently used as the principal bedroom – together with a shower room. Each space beautifully reflects the property's heritage, with exposed timbers and warm oak flooring enhancing the overall sense of character and warmth.

Outside, the home enjoys a low-maintenance front garden framed by natural hedging, and a sheltered south-facing rear courtyard, perfect for alfresco meals or morning coffee in the sun. Opposite the house, a pitched-roof garage provides convenient off-street parking, completing this enchanting village retreat.

## THE LOCATION

This wonderfully unique period property is situated in the highly regarded village of Rotherfield, a quintessential East Sussex setting with a strong sense of community and an excellent range of everyday amenities. These include general stores, a pharmacy, doctors' surgery, local inns, churches and a well-regarded primary school.

For more extensive shopping, dining and cultural facilities, the historic spa town of Royal Tunbridge Wells lies approximately 9 miles to the north, offering an impressive range of boutiques, restaurants, leisure amenities and mainline rail services to London, making the area particularly attractive for commuters. The property is also well placed for a number of highly regarded secondary schools in and around Tunbridge Wells, further enhancing its appeal for families.

To the south, the coastal town of Eastbourne is approximately 22 miles away, whilst the vibrant city of Brighton & Hove lies around 27 miles distant, both providing extensive shopping, dining and seaside attractions.

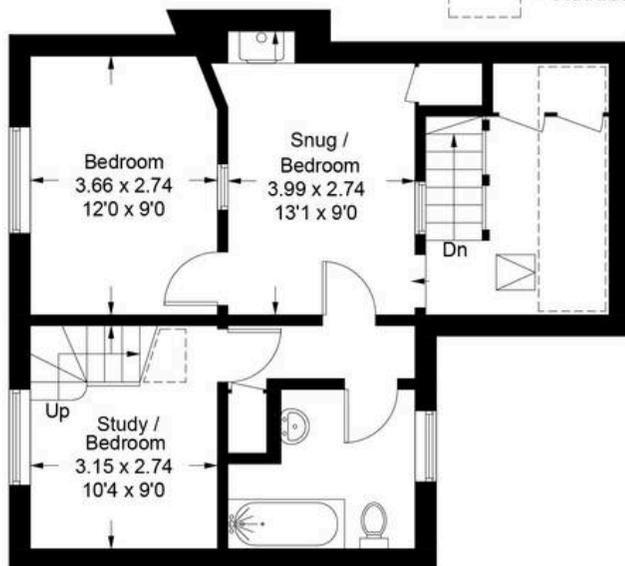
The surrounding countryside is a particular feature of the location. The renowned Ashdown Forest, famed for its outstanding natural beauty and extensive walking and riding opportunities, lies close by. Recreational facilities are well catered for within easy reach, including a selection of golf courses, tennis and leisure amenities, together with an indoor swimming pool.

Overall, Rotherfield offers an appealing balance of village charm, excellent access to Tunbridge Wells and connectivity, and proximity to some of the area's finest countryside.

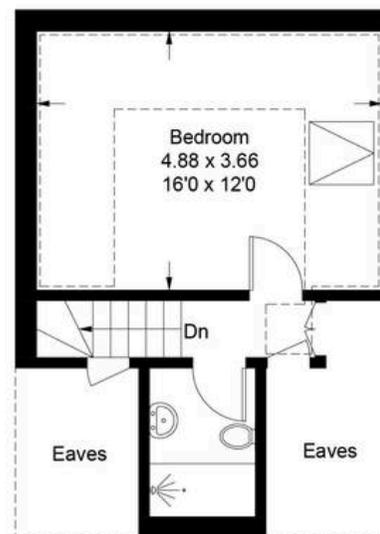


Approximate Gross Internal Area = 111.6 sq m / 1201 sq ft  
 Garage = 13.5 sq m / 145 sq ft  
 Total = 125.1 sq m / 1346 sq ft  
 (Excluding Eaves)

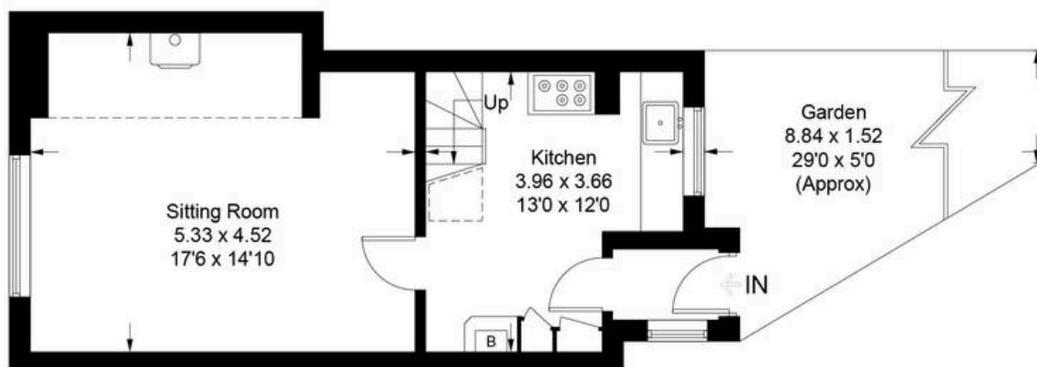
 = Reduced headroom below 1.5m / 5'0"



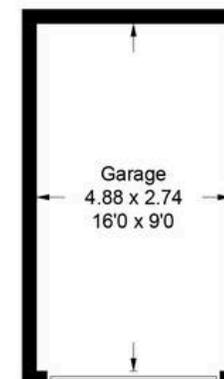
**First Floor**



**Second Floor**



**Ground Floor**



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1277072)

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