



A quaint and charming, mid-terraced cottage, right in the heart of Mayfield, comprising two bedrooms, a bathroom, kitchen and sitting room, plus a small cottage garden to the front and a parking space. NO CHAIN. EPC Rating C.
Offers in excess of £300,000 Freehold

Little Tanners

High Street, Mayfield, TN20 6AL

Offers in excess of £300,000 Freehold

Little Tanners enjoys a tucked away, yet central location in the heart of Mayfield, enjoying characterful cottage charm throughout. Originally part of the Royal Oak Pub, and with origins dating back to the 1500s, the cottage was formed in around 1990 when it was converted into four dwellings.

The property is accessed from Royal Oak Mews, just yards from the high street, with steps up to a front porch and a front door inviting one to the property.

The porch leads directly into the sitting room complete with a modern inglenook fireplace featuring a wood burner centrally along one wall. Exposed beams to the ceiling, and a window overlooking the front garden plus an under-stair storage/utility area is at the rear of the room.

The kitchen, accessed directly from the sitting room, enjoys good storage and exposed beams to ceiling. An electric double oven cooker, under counter fridge & freezer and washing machine currently feature. A sink resides under the window to the front of the property.

The stairs from the sitting room lead to the first floor landing, giving access to bathroom and bedroom and a further stair case to the top floor.

The bathroom comprises a WC, pedestal basin and bath with shower over, storage cupboards exposed and beams to one wall and the ceiling.

Bedroom one enjoys the continued theme of exposed beams to ceiling and wall, with additional red brick exposed chimney breast exposed. A small cupboard with period wooden door has been created, plus a window to the front welcomes light.

Stairs to the top floor invite one into a vaulted bedroom/snug/office with a lot of character. Exposed beams adorn the room, fitted storage cupboards have been installed neatly to the rear.

Outside, there is a small, cottage garden to the front of the property, providing a brick seating area, small hedge to front and shrubs within the flower bed borders. Further up into Royal Oak Mews, there is a single parking space included.

The Cottage is within Royal Oak Mews, just yards from the High Street, and within striking distance of the shops, cafes and Period Inns, including the renowned Middle House Hotel. For more comprehensive facilities Tunbridge Wells is 9 miles to the north.

There are pretty churches of various denominations, the area provides an excellent selection of both state and private schools to include the well-regarded Mayfield secondary School for girls.

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.

Nearby leisure facilities include tennis, 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 a clay tiled roof.

We are not aware of any safety issues or cladding issues, nor 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.

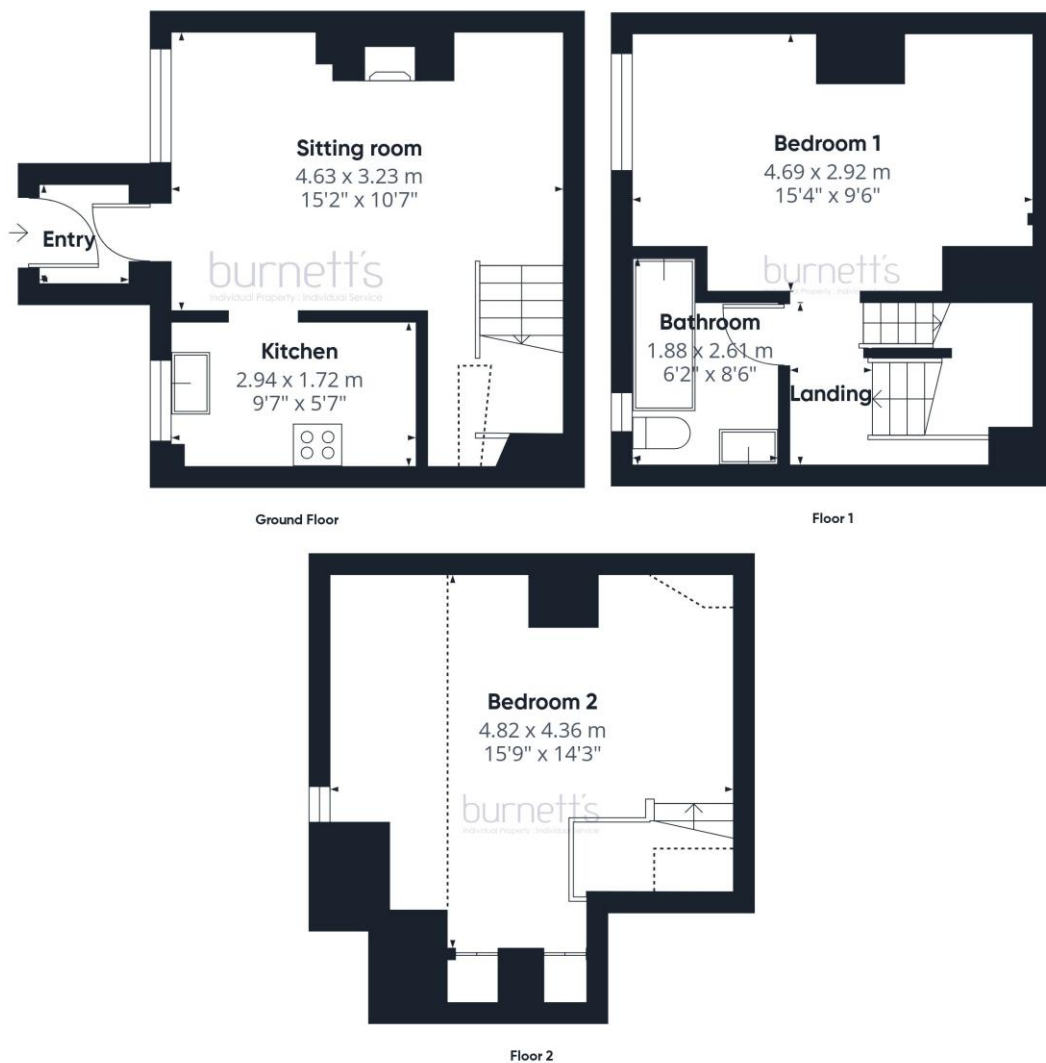
Broadband coverage: we are informed that ultrafast broadband is available at the property.

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.



Approximate total area⁽¹⁾
 59.9 m²
 643 ft²

Reduced headroom
 5.1 m²
 55 ft²

(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

Little Tanners
High Street
MAYFIELD
TN20 6AL

Energy rating
C

Valid until: **8 September 2036**

Certificate number: **0017-3066-3201-3656-2204**

Property type

Mid-terrace house

Total floor area

70 square metres



Mayfield: 01435 874450

Wadhurst: 01892 782287

www.burnetts-ea.com

