



1 Forge Cottage Mount Pleasant
Crowborough, TN6 2NE
Guide Price £450,000



A Historic Country Cottage with Character, Charm & Endless Potential

Dating back to 1712, this enchanting three-bedroom period cottage is steeped in history and brimming with character. Having remained in the same family for generations, it now awaits its next custodian – someone ready to lovingly restore, update, and reimagine it into a truly wonderful country home.

Tucked away in a peaceful lane, the property benefits from off-road parking and a delightful sense of privacy. Outside, the garden holds enormous promise. Once a vibrant sanctuary of colour, scent, and productivity – with a thriving vegetable plot, a glistening pond, and abundant planting – it now offers a blank canvas on which to create your very own cottage garden. Whether you dream of meandering flower borders, a tranquil wildlife haven, or a sunny patio perfect for morning coffee and summer entertaining, the possibilities are endless.

Step inside, and the sense of history is immediate. Exposed oak beams and original features whisper of centuries past, while the welcoming inglenook fireplace in the lounge promises cosy evenings by the fire. The ground floor unfolds to reveal a choice of reception rooms – spaces equally suited to intimate family gatherings or relaxed entertaining – along with a bright garden room that frames views of the outside greenery. The extended kitchen offers scope for modern redesign, while a convenient ground floor cloakroom/WC adds practicality.

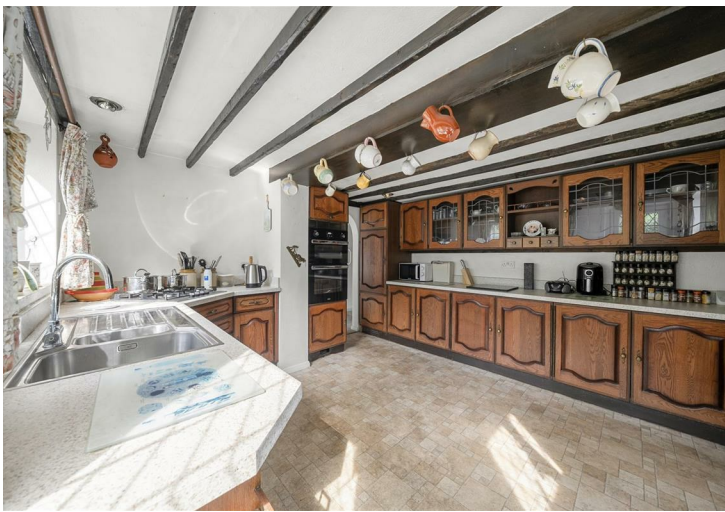
Upstairs, three bedrooms exude charm and character, complemented by a family bathroom. Each room offers an inviting retreat.

This cottage is more than a home – it is a lifestyle. Imagine evenings by the fire, weekends cultivating your garden, or stepping outside your door for countryside walks.

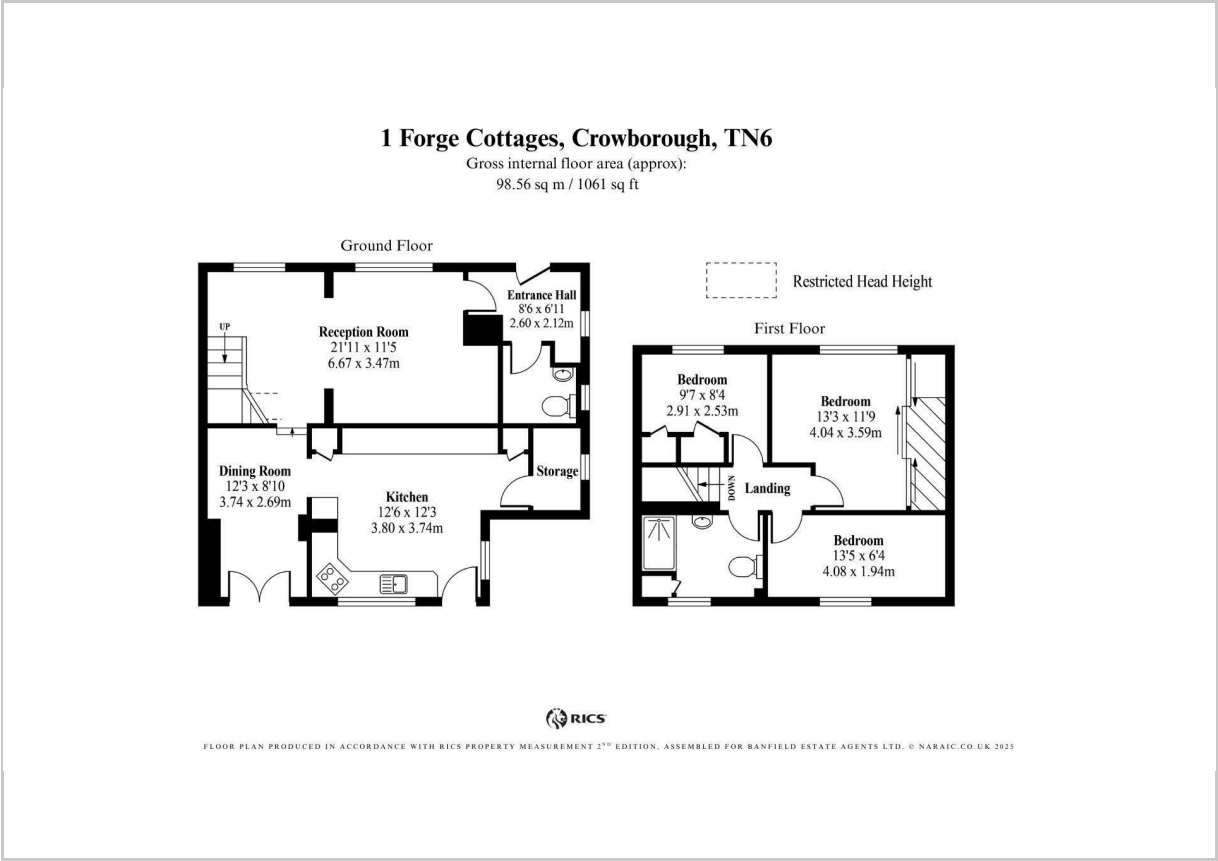
With Crowborough's mainline station just a short distance away, commuting to London is effortless, allowing you to enjoy the best of both rural charm and city convenience.

For those seeking a home with soul – one that wraps its arms around you the moment you cross the threshold – this rare gem is ready to be cherished once again. A place to make your mark, to create memories, and to write the next chapter of its rich history.

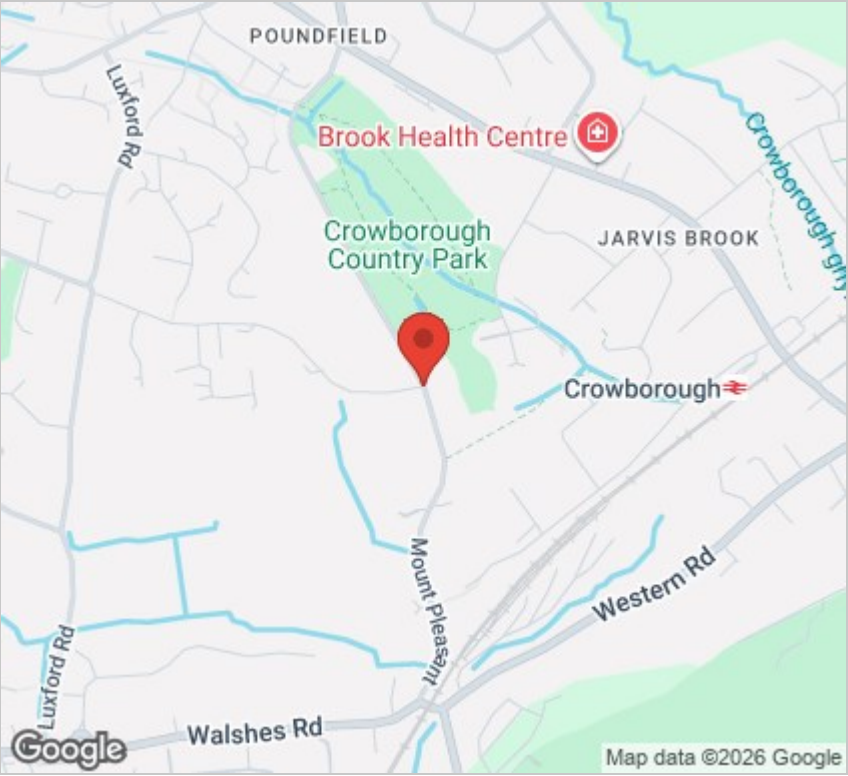




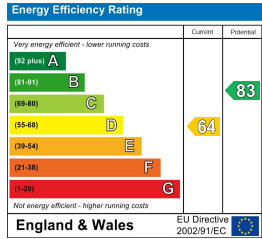
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Banfield Estate Agents Office on 01892 653333 if you wish to arrange a viewing appointment for this property or require further information.

We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. These particulars are intended to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither Banfield Residential Sales and Lettings Limited nor the Vendor(s) accept any liability in respect of their contents. b) they do not constitute an offer or contract of sale. c) None of these statements contained in these particulars is to be relied upon as a statement or representation of fact. d) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars, and e) the Vendor(s) do not make or give and neither Banfield Residential Sales and Lettings Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

01892 653333

The Broadway Crowborough, East Sussex, TN6 1DE
info@banfieldresidential.com | www.banfieldresidential.com