



125

— YEARS OF —

**Lambert
& Foster**



WISHDOWN COTTAGE
CLAPHATCH LANE, WADHURST, EAST SUSSEX, TN5 6HN



**Lambert
& Foster**

TUNBRIDGE WELLS 9 MILES | GATWICK AIRPORT 46 MILES | WADHURST STATION 5 MILES

WISHDOWN COTTAGE, CLAPHATCH LANE, WADHURST, EAST SUSSEX, TN5 6HN

A characterful unlisted period cottage with exquisite views over Bewl Reservoir with three bedrooms and a large outbuilding with full planning permission to extend to a five-bedroom family home.

ASKING PRICE £850,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to market this detached three-bedroom cottage with a large outbuilding with full planning permission to extend to a five-bedroom family home in a truly idyllic elevated position on a no-through lane with beautiful views across Bewl Reservoir.

The property, which is unlisted and benefits from 1035 sq. ft of internal living space, is a wonderful example of a period cottage with host of character features. The property has full planning permission to nearly double its footprint to create a large five-bedroom family home,

The property is set over two floors and includes, on the ground floor, a kitchen, sitting room, cloak room, shower room and dining room. On the first floor you find three bedrooms and a family bathroom.

Entering through the front porch you arrive in the living room. This cosy space has an ingle nook fireplace, exposed beams and stairs leading to the first floor. From the living room you enter the kitchen which has a door leading directly to the rear garden. Adjacent to the living room is a well-proportioned dining room. A shower room and cloak room completes the ground floor.

Upstairs you find two double bedrooms a single bedroom and family bathroom, all located off a central landing.



Computer Generated Image Showing Proposed Extension for Illustrative Purposes Only

DESCRIPTION CONTINUED

Outside, the property is approached by a shared private drive with ample parking and front and rear gardens extending to around one acre. The property is in a superb, elevated position with outstanding views across Bewl Reservoir and is surrounded by open farmland.

- Planning permission to create a five-bedroom house
- Three bedrooms
- Unlisted
- Reservoir views
- Secluded location
- Chain free





FLOORPLANS

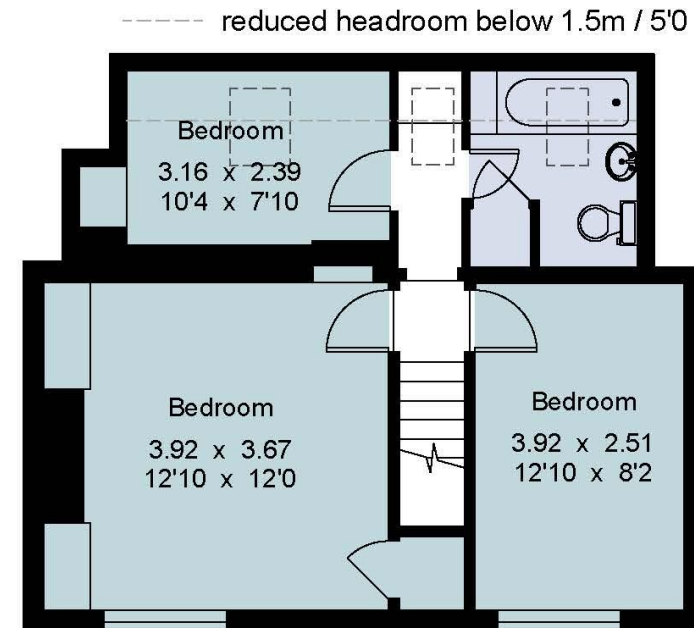
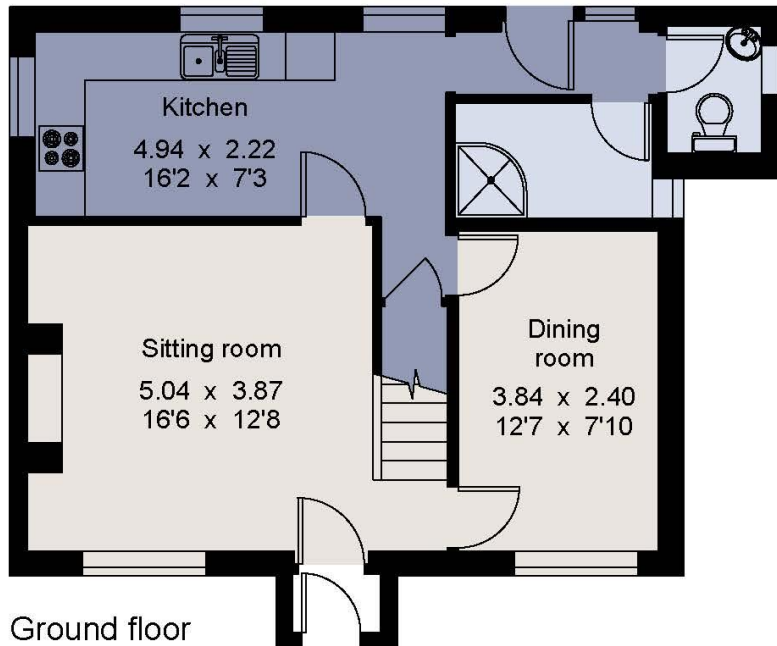
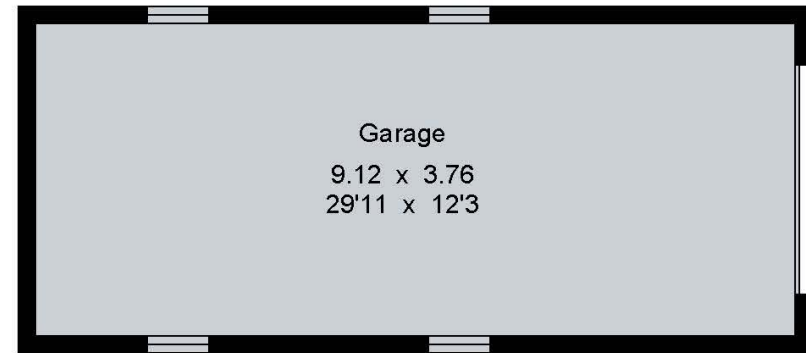
For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Wishdown Cottage, Bewl Water

Gross internal area (approx) 96.2 sq m/ 1035 sq ft

Garage 34.2 sq m/ 368 sq ft

Total 130.4 sq m/ 1403 sq ft





VIEWING: By appointment only. **Sussex Office:** 01435 873999.

WHAT3WORDS: ///BARMAID.INSPECTS.EXPLORER

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Private (non-compliant/requires updating) **Heating:** Oil

BROADBAND & MOBILE COVERAGE: Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

LOCAL AUTHORITY: www.rother.gov.uk

COUNCIL TAX: Band F **EPC:** E (42)

FLOOD & EROSION RISK:

Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information.

PHYSICAL CHARACTERISTICS: Brick elevations and tiled roof.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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