



# burnett's

Individual Property : Individual Service



A rare chance to acquire a detached 2 bedroom cottage in central Mayfield that requires full modernisation, plus a garage, courtyard garden, workshop area, and period features, whilst being close to village amenities. NO CHAIN.

EPC Rating: D.

Offers in Excess of £150,000 Freehold



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Individual Property : Individual Service

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BEST ESTATE AGENT GUIDE  
AWARD WINNER  
SALES 2024



BEST ESTATE AGENT GUIDE  
AWARD WINNER  
SALES 2025



BEST  
ESTATE AGENT GUIDE  
2025 : EXCEPTIONAL  
SALES



# TIMEWELL COTTAGE

South Street, Mayfield, TN20 6BY

Offers in Excess of £150,000 Freehold

Timewell Cottage forms a detached, character cottage, right in the middle of Mayfield, and now requiring complete modernisation inside and out.

The cottage comprises two first floor bedrooms and a first floor bathroom, plus a sitting room, kitchen, part-enclosed workshop area with a cloakroom, plus a rear courtyard garden and a separate, detached garage. There is a fairly modern boiler and a consumer unit dating from 2016. That said, the refurbishment works required are likely to cost around £100,000.

Much of the work is cosmetic, to include new kitchen and bathroom suites, and with that, new electrics and plumbing. We would also be confident that new double glazed windows and doors would be required, as well as a new flat roof and guttering to the bathroom.

The stairs are steep, but it is considered that these could be moved and altered, and in doing so, the second bedroom would therefore be enlarged, as would the kitchen.

One enters into the sitting room, with a window to front and fireplace, with shelving and cupboards to the side recesses. A door leads to the stairwell, and beyond is the kitchen, with a window to front, under stairs store/larder, wall mounted boiler, and free-standing cooker and sink unit.

Behind the kitchen is a partially open workshop area, located beneath the bathroom, with a door to the side path and an opening to walled open area, that could form a useful utility room. Off the workshop, there is a cloakroom comprising a WC.

The first floor provides a small landing with a loft hatch (not inspected), with access to both bedrooms and a bathroom. Both bedrooms enjoy windows to front, and one has a fireplace. The bathroom at the rear provides a bath, basin and WC, window to side and a built in store cupboard.

Outside, there is a small flower bed at the front of the cottage facing South Street. A side path and gate leads up to the rear courtyard garden, which is part walled, with flower bed borders and a central concrete seating area.

The separate garage is located just in to St Mary's in the Field on the opposite side of South Street. Timewell Cottage is located on South Street, a quiet road adjacent to the High Street.

The 16th Century beauty of Mayfield High Street offers a range of day to day facilities including a small supermarket, post office, butcher, baker, pharmacy, florist, greengrocers and deli as well as GP surgery, dentist and hairdressers. There are also a couple of cafes and Period Inns, including the renowned Middle House Hotel.

There are pretty churches of various denominations, a flourishing primary school and the well-regarded Mayfield School secondary school.

For more comprehensive facilities Tunbridge Wells is 9 miles to the north.

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. The area provides an excellent selection of both state and private schools.

Nearby leisure facilities include tennis, bowls, 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, with access to a footpath immediately adjacent to the property.

## Material Information:

Council Tax Band: D (rates are not expected to rise upon completion).

Mains gas, electric and drainage.

We are not aware of any safety issues or cladding issues or asbestos at the property.

The property is located within the AONB and conservation area.

The title has restrictions and 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.

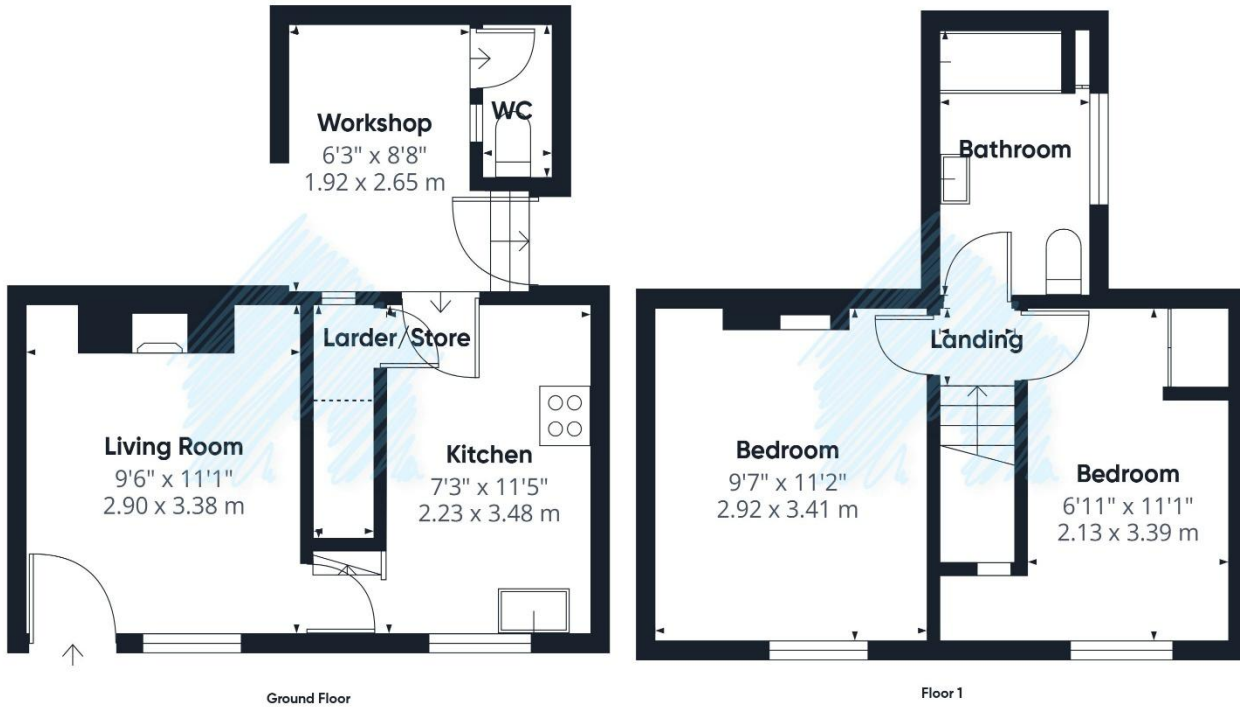
Broadband coverage: we are informed that Superfast broadband is available in the village.

There is limited mobile coverage.

We are not aware of any mining operations in the vicinity.

We are not aware of any planning permission for new houses / extensions at any neighbouring properties.

The property does not have step free access.



Approximate total area<sup>(1)</sup>

534 ft<sup>2</sup>  
49.8 m<sup>2</sup>

Reduced headroom

11 ft<sup>2</sup>  
1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

### Energy performance certificate (EPC)

Timewell Cottage  
South Street  
MAYFIELD  
TN20 6BY

Energy rating

**D**

Valid until:

10 February 2036

Certificate number:

1613-8016-2002-0102-6506

Property type

Detached house

Total floor area

46 square metres



