

HIGH STREET

TICEHURST, WADHURST - £665,000

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Merryam House
Ticehurst, Wadhurst, TN5 7AL

A charming Grade II listed house with attached shop unit and self-contained flat/annex.

Grade II Listed House Comprises - Dining Hall - Drawing Room - Sitting Room - Dining Room - Kitchen - Downstairs Cloakroom - First Floor - Three Double Bedrooms - Large Bathroom - Office - Second Floor - 'L' Shaped Attic Bedroom - 418 Square Foot Double Fronted Shop Unit - Self Contained 1 Bedroom Flat/Annex - Gas Fired Central Heating Via Radiators To Main House - An Abundance Of Period Features To The Main House - Wonderful Courtyard Style Garden - Small Hardstanding For Single Vehicle - Sought After Ticehurst Village Location

This is an incredible opportunity to acquire a Grade II listed four bedroom home believed to have been built during the 1600's with a later double fronted shop addition with an annex or self-contained one bedroom flat above. The main house has an abundance of period features including exposed wall and ceiling timbers, attractive fireplaces and a combination of stone and timber floors, which you will find throughout the well proportioned reception rooms and dining hall. There is also a cosy breakfast room which leads to the kitchen, downstairs cloakroom and a lobby which gives access to a small courtyard. At first floor there are well proportioned double bedrooms and a large bathroom. A small staircase leads to a large 'L' shaped attic space which has been used as a bedroom. To the side of the house there is an attractive courtyard style garden which has a lovely southerly facing aspect, perfect for outside entertaining and enjoying the sun. The double fronted shop unit connects to the main house and has a staircase that leads up to a first floor office. The one bedroom flat which is currently rented out has its own entrance and can be connected to the main house to create an annex. The property is located right in the heart of Ticehurst village and is sure to be very popular in view of the property's versatility and period charm.









The accommodation comprises:

SHOP:
A double fronted shop with an internal space of 418 sq. feet currently trading as a dress shop. The shop can be easily accessed via the main house and has a separate customer entrance from the High Street. It offers a fantastic opportunity to have a good sized retail space in the heart of the High Street.

HOUSE:
From the shop you enter into:

DINING HALL:
A wealth of exposed beams and wall timbers, wood floor, single radiator, part glazed door to side, wall lighting, understairs storage cupboard with light.

DRAWING ROOM:
Exposed ceiling beams and wall timbers, attractive brick fireplace, wall lighting. Leaded side window.

SITTING ROOM:
Exposed ceiling beams and wall timbers, tiled floor, wall lighting. A fantastic inglenook brick fireplace with oak bressummer beam, quarry tiled and brick hearth, open grate with cowl above, fitted book shelving. Door to garden. Leaded light window to side.

BREAKFAST ROOM:
Quarry tiled floor, exposed beams and wall timbers, central heating thermostat. Small brick fireplace. Floor standing gas fired boiler. Walk-in cupboard with shelving and space for washing machine. Stable door to:

REAR LOBBY:
Quarry tiled floor, glazed door to rear courtyard.

DOWNSTAIRS CLOAKROOM:
Low level WC, corner wash hand basin, side window.

KITCHEN:
Fitted with a range of wall and base units with work surfaces over. Stainless steel single drainer sink unit with mixer tap. Space for fridge and gas cooker. Double radiator, window to front.

Stairs from dining hall to **FIRST FLOOR LANDING:**
Double radiator, exposed timbers.

BATHROOM:
White suite comprising of a pedestal wash hand basin, bidet, low level WC, panelled bath. Vinyl flooring, radiator, heated towel rail, airing cupboard containing pre-lagged tank. Side window.

BEDROOM:
Exposed timbers, wood floor. Fireplace with cast iron grate, wall lighting, built-in wardrobe. Leaded light side window.

BEDROOM:
Exposed timbers, wood floor, single radiator, access to wardrobe. Brick fireplace. Leaded light side window.

BEDROOM:
Exposed timbers, single radiator. Leaded light side window. Door to:

STUDY/SHOP OFFICE:
Laminate wood flooring, windows to front and side, access to loft. Stairs leading down to the shop.

Door from first floor landing with stairs leading up to:

ATTIC BEDROOM:
Divided into two large areas, 'L' shaped built-in cupboards, wash hand basin, strip lighting. Windows to front and side.

OUTSIDE:
There are two outside areas, the larger courtyard style garden with a southerly aspect is situated to the left hand side and has been paved for low maintenance, numerous shrubs and plants in raised brick planters. Rear gate. The second area is a small courtyard leading off the rear lobby, it is paved and has an outside tap and side gate.

FLAT/ANNEX:
This part of the property can be accessed either via the office on the first floor of the main property or from its own separate entrance to the left hand side of the shop. This entrance leads to:

ENTRANCE LOBBY:
Space for washing machine, electric meter, coat hanging space. Stairs to the first floor.

OPEN PLAN LIVING/KITCHEN SPACE:
Storage radiator, two windows to front, access to loft space.
Kitchen Area: This has been fitted with a stainless steel single drainer sink unit with mixer tap. Space for an electric cooker and fridge. Door leading to:

BATHROOM:
Raised panelled bath with mixer tap and hand shower spray, low level WC, wood floor. Side window with venetian blind.

BEDROOM:
Good sized double room with window to front, power points, door connecting to the office.



SITUATION:
The property is situated within a conservation area in a quiet location a short distance from the centre of the much sought after village of Ticehurst which offers an excellent range of shops and amenities including a village store, post office, chemist, doctors surgery, pubs, gallery, cafe, primary school, village hall and recreational ground as well as an attractive Church. Wadhurst is just over 3 miles distance and offers a wider selection of local communities including the well regarded uplands Community College and the regional centre of Tunbridge Wells is approximately 10 miles distance providing a comprehensive range of amenities including the Pantiles, Old High Street and Victoria Place shopping mall. For the commuter traveller Stonegate station is approximately 3 miles distance. Wadhurst station 4 miles distance, both providing services to London Charing Cross via London Bridge and Waterloo East with journey time just over an hour. Regular bus services also operate from Ticehurst to Wadhurst and Tunbridge Wells and the A21 is just over 2 miles to the east providing a direct link to the M25. The beautiful surrounding countryside includes Bewl Water reservoir reputedly the largest area of inland water in the Southeast where a wide range of water sports can be enjoyed.

TENURE:
Freehold

COUNCIL TAX BAND:
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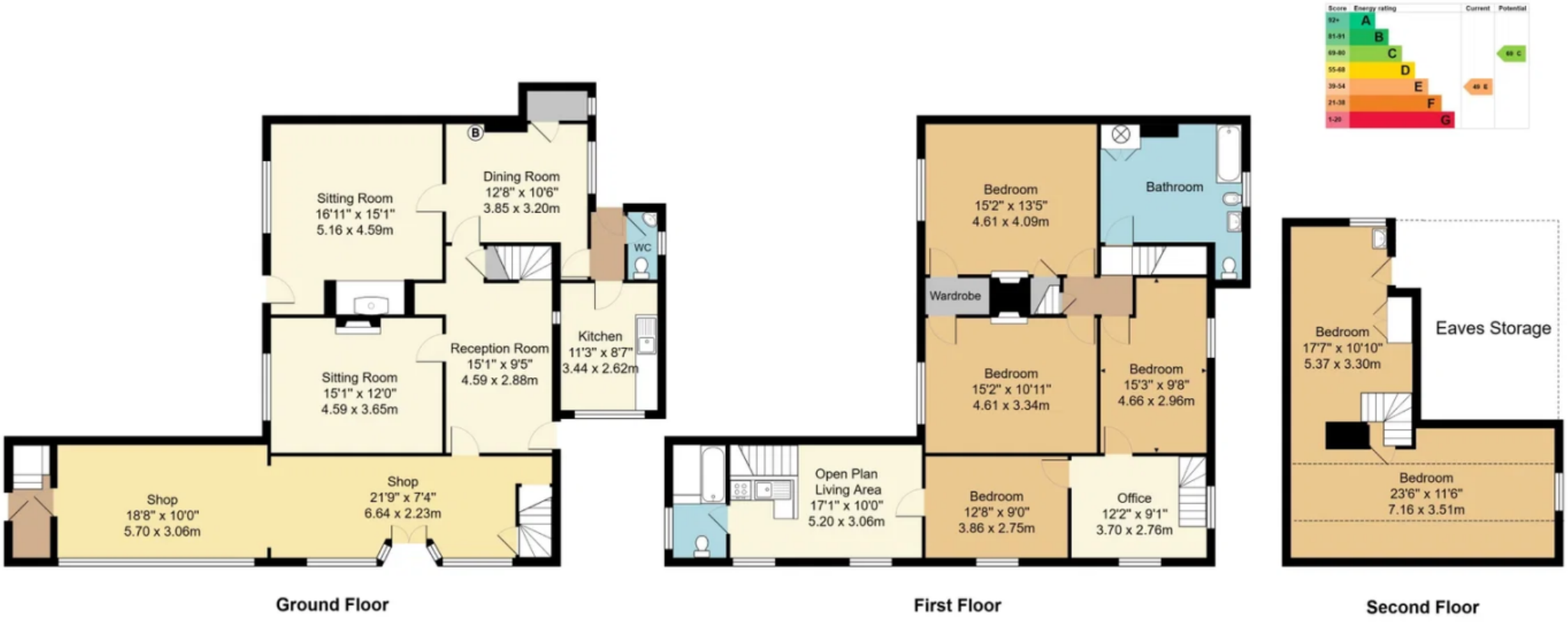
VIEWING:
By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:
Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Fired Central Heating in House & Electric Heating in Flat









Approx. Gross Internal Area 3117 sq. ft / 289.6 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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