



Jubilee cottage offers one the opportunity to renovate, modernise and create a lovely family home situated on the edge of historic Mayfield, enjoying 3 bedrooms, en-suite, bathroom, WC, kitchen, lounge, dining room, study, balcony and a mature garden. A single driveway and carport for parking and storage. NO CHAIN
Offers in region of £375,000 Freehold

Jubilee Cottage

Newick Lane, Mayfield, TN20 6RB

Offers in region of £375,000 Freehold

Jubilee Cottage requires renovation and modernising, with ample opportunity to create a delightful home. The property enjoys substantial garden space plus a single carport & driveway with combined space for two cars.

One enters the property via steps from the driveway giving access to a stone path to the front of the cottage surrounded by trees and shrubs. A front door to the middle and stable door to the right allows options of entrance.

The front door enters into a hallway complete with understairs coat cupboard and hallway to downstairs rooms.

The kitchen/breakfast room offers ample space for one to create an idyllic country kitchen or modern appeal. The current design offers plentiful cabinet storage, dishwasher, cooker and sink with window to the rear overlooking the garden. A door to the rear provides access to the garden.

The sitting room enjoys high ceilings, brick fireplace, windows to the front and rear, plus a door offering access to a wooden decked platform, which is elevated enjoying views of the garden below.

From the hallway steps give access to the downstairs WC complete with WC, sink and plumbing for washing machine.

The dining area forms an illuminated room enjoying a door to the garden and window through to the kitchen assuring plentiful light into the room and hallway.

The study offers a welcoming space, with a full aspect window and further door to the garden offering natural light throughout.

The first floor landing from the stairwell provides access to all bedrooms, and the family bathroom.

Bedroom one enjoys a dressing area with built in wardrobes, linking to the main bedroom enjoying views of the garden from the window to the rear. There is an en-suite featuring a shower, WC, sink, storage cupboard and window to the front. There is access to a loft space with a pull down ladder.

Bedroom two provides inbuilt wardrobes and window to the front offering space for children or guests.

Bedroom three overlooks the rear garden enjoying the countryside appeal. The room has access to further attic storage and is adjacent to the nearby bathroom.

The bathroom currently houses the boiler, WC, sink, bath with shower over and partially tiled wall. A window to the rear welcomes light and ventilation.

The externals of Jubilee Cottage are not to be missed and offer a lovely, tiered level garden. Doors to the rear from the lounge, kitchen, dining and study all access the top garden path, leading to steps cascading downwards to the lawn area complete with shed and mature shrubs and trees. A pergola draws one to steps and a further section of garden complete with apple trees and woodland. Offering a tranquil space to be enjoyed and opportunity to create/ landscape into a delightful garden space

The property is situated on the outskirts of Mayfield. Facilities in the village include a small supermarket with 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

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.

Material Information:

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

Mains electricity, gas, water and sewerage.

The property is believed to be of brick and block and stone construction with a 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.

The title has easements, we suggest you seek legal advice on the title.

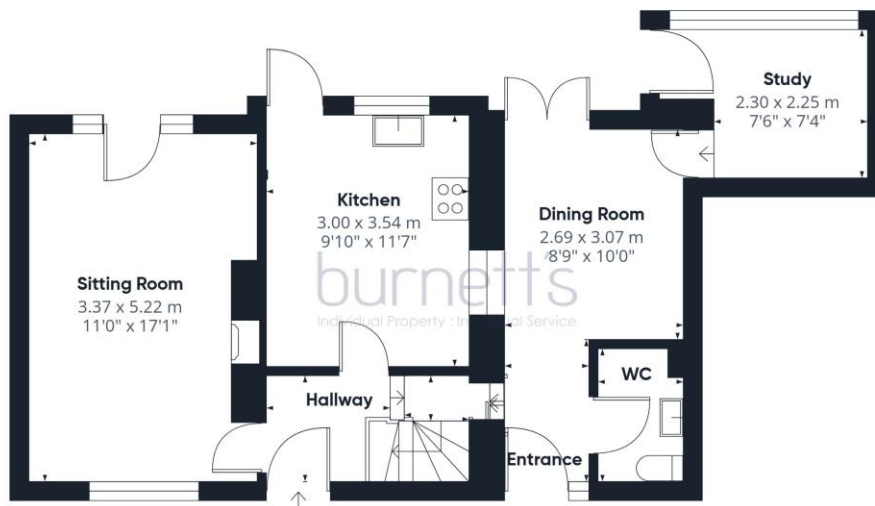
According to the Government Flood Risk website, there is a very low risk of flooding.

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

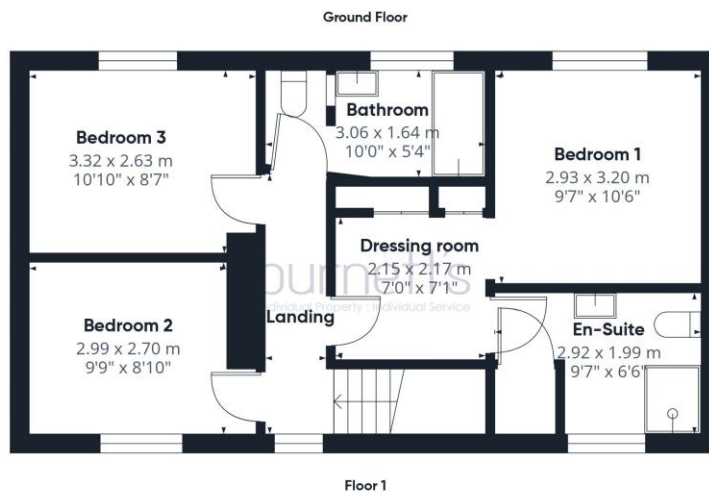
Mobile Coverage: There is variable mobile coverage from various networks.

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⁾
98.1 m²
1056 ft²



(1) Excluding balconies and terraces

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)

Jubilee Cottage
Newick Lane
MAYFIELD
TN20 6RB

Energy rating

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Valid until:

7 July 2036

Certificate number:

0236-2226-5600-0530-4276



