

**RUSH
WITT &
WILSON**



**Hill Cottage, Beacon Lane, Northiam, East Sussex, TN31 6PJ.
£395,000 Freehold**

CHAIN FREE - A delightful two bedroom detached unlisted cottage considered in need of renovation occupying an idyllic country lane position of Northiam Village enjoying stunning views and situated within striking distance to the well renowned Great Dixter House & gardens. Accommodation comprises a double aspect kitchen / breakfast room, 16ft living / dining room with fireplace and wood burning stove, two generous double bedrooms and main shower room suite. Externally the property enjoys a private rear garden with paved terrace and garden shed with a further paved seating area to the front with off road parking and attached garage. Northiam Village benefits from a choice of excellent walking routes, two convenience stores, award winning Doctor's surgery, Opticians, Dentist surgery, popular Bakery and Hardware store. Further High Street Shopping is available and Tenterden and Rye just a short Drive away.



Front Door

Hardwood part glazed front door leading into a hallway with tiled flooring, upvc window to the rear aspect, radiator, ceiling light, alarm panel, straight run carpeted staircase extending to first floor.

Kitchen/Breakfast Room

10'3 x 10' (3.12m x 3.05m)

Via an internal pine ledge and braced door with latch, ceramic tiled flooring, window to the side aspect, part glazed external door to the front courtyard garden, ceiling light, radiator, space for breakfast table and chairs, fitted base units in the kitchen with shaker style doors, laminated counter top with one single stainless bowl with drainer and tap, under counter space for washing machine and fridge, free standing cooker, internal door leading into a larder cupboard. Pine door to the larder with built-in shelving, Worcester gas boiler, built-in shelving, lighting and the electric meters.

Living/Dining Room

16'2 x 11'1 (4.93m x 3.38m)

Carpeted flooring, window to the rear aspect, radiator, exposed brick fireplace housing a cast iron wood burning stove, oak bressumer and quarry tiled hearth, exposed joinery, ceiling downlights, further radiator to the dining end.

First Floor

Landing

Carpeted staircase with timber handrail, access panel to loft, window to the rear aspect enjoying beautiful views to the Rother valley doors off to the following:

Bedroom One

11'3 x 10'4 (3.43m x 3.15m)

Internal pine door, carpeted flooring, window to the rear aspect, radiator.

Shower Room

8'5 x 5'6 (2.57m x 1.68m)

Stone effect vinyl flooring, obscure window to rear aspect, vanity unit with basin and cupboards below, walk-in shower enclosure with ceramic wall tiling and electric shower, airing cupboard via pine doors housing the hot water tank, radiator, push flush wc.

Bedroom Two

11'7 x 11'3 (3.53m x 3.43m)

Window to the rear aspect, radiator, wall lights, built-in wardrobe with hanging rail, eaves storage.

Outside

Front of Property

Approached from the lane, off road parking to the front elevations, parking is for one vehicle over hardstanding this leads to an attached single garage, low level fence leading into a paved courtyard garden enclosed by close board feather edge fencing, external lighting, storage area for the bins. To the side elevations there is a low level wrought iron gate which leads to the main entrance. Concrete path to side leading to the front terrace with painted hardwood front door, concrete path leading to the rear garden.

Rear Garden

Privately enclosed south facing rear garden, external door and window to the garage, external tap, area of lawn enclosed by established and mature hedgerow, fishpond, a variety of mature borders with flowering shrubs, garden shed to one end.

Attached Single Garage

Double high level timber double doors.

Services

Mains gas central heating system, mains drainage, Council Tax Band - D

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.







Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(61-81) B	
(69-80) C		(49-60) C	
(55-68) D		(35-48) D	
(39-54) E		(23-34) E	
(21-38) F		(11-22) F	
(1-20) G		(1-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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