**MERRYAM HOUSE**
HIGH STREET, TICEHURST, EAST SUSSEX, TN5 7AL

EST 1900

Lambert & Foster

# MERRYAM HOUSE, HIGH STREET, TICEHURST, EAST SUSSEX, TN5 7AL

A versatile Grade II listed property combining a three-bedroom attached house with a double-fronted shop and a self-contained one-bedroom flat. Full of character, including exposed beams and inglenook fireplace, the property offers flexible living with an opportunity to create further bedrooms and commercial accommodation in a desirable village location.

ASKING PRICE £665,000 FREEHOLD

## DESCRIPTION

Lambert & Foster are delighted to bring to market this characterful Grade II listed mixed-use property situated in the heart of the charming and highly desirable village of Ticehurst. The house dates back to the Mid-16th century, this distinctive property offers a versatile combination of commercial and residential accommodation, rich in historic features and brimming with potential for modernisation.

Positioned prominently on the High Street, the property benefits from a double-fronted shop window, additional residential income potential via a self-contained one-bedroom flat, and a substantial three-bedroom period house to the rear.

The Grade II listed house to the rear provides spacious and character-filled accommodation arranged over multiple floors. The entrance opens into a formal reception room with adjoining family room, changing room and then leads through to a comfortable lounge and dining room with kitchen off. A downstairs cloakroom is also located on this level. There is access from the reception room into the shop area.

Upstairs, the accommodation comprises three generous double bedrooms. One bedroom benefits from access to an additional storage/office area situated above the shop. A large family bathroom serves this floor. A further staircase leads to substantial attic storage rooms, offering excellent additional space with potential for future adaptation (subject to any required permissions).

## DESCRIPTION CONTINUED

The property enjoys two courtyard areas, a small courtyard to the rear and a larger courtyard accessed from the lounge providing private outdoor space, both have access from the road. There is off-road parking for one small car to the side of the property.

The attractive double-fronted shop window provides excellent visibility onto the High Street. Internally, the retail space offers flexibility for a variety of uses (subject to any necessary consents), with additional storage accommodation located above. The flat to one side of the property is self-contained with one bedroom offering independent accommodation suitable for rental income, guest use, or ancillary living space.

The property is situated within the charming village of Ticehurst, renowned for its historic character, strong community feel, and picturesque high street setting. Local amenities are close at hand, including independent shops, cafes, and the well-regarded Bell pub and restaurant located opposite. The surrounding countryside offers beautiful walks and a quintessential village lifestyle while remaining accessible to nearby towns and transport links with Wadhurst mainline station approximately 6 miles away, providing regular services to London Charing Cross in around an hour. The A21 is close by, giving swift road connections north to Tunbridge Wells and the M25 and south to Hastings and the coast.

## FLOORPLANS

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

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Approximate Area = 3147 sq ft / 292.3 sq m
Limited Use Area(s) = 58 sq ft / 5.4 sq m
Total = 3205 sq ft / 297.7 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Lambert and Foster Ltd. REF: 1414893

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

**WHAT3WORDS:** ///SHEPHERDESS.RECTANGULAR.NEWSREEL

**TENURE:** Freehold

**SERVICES & UTILITIES:**

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

**Sewerage:** Mains **Heating:** Gas in the main house, electric in the flat

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

**LOCAL AUTHORITY:** www.tunbridgewells.gov.uk

**COUNCIL TAX:** Band D **EPC:** Exempt

**FLOOD & EROSION RISK:** Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information.

**PHYSICAL CHARACTERISTICS:** Brick elevation with 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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