



Claphatch Lane  
Wadhurst, East Sussex, TN5 6HN  
Guide price £850,000 Freehold

Wyatt  
Hughes

## CLAPHATCH LANE, WADHURST, EAST SUSSEX, TN5 6HN

Detached Cottage with Bewl Water Views & Planning Permission to Extend to Five Bedrooms

Set in a truly exceptional elevated position on a quiet no-through lane, this charming detached cottage enjoys breathtaking, uninterrupted views across Bewl Water and surrounding countryside, offering a rare opportunity to secure a home in one of the area's most sought-after rural settings.

The property currently provides approximately 1,035 sq ft of characterful accommodation, arranged over two floors, with a wealth of period features including exposed beams and a striking inglenook fireplace.

The ground floor offers a welcoming sitting room, separate dining room, kitchen with garden access, along with a shower room and cloakroom, creating a flexible and practical layout. Upstairs, there are three bedrooms and a family bathroom, all enjoying an attractive outlook over the gardens and landscape beyond.

Externally, the property sits within grounds approaching one acre, with generous front and rear gardens, ample parking and a substantial detached outbuilding/garage, offering further potential for storage, workspace or conversion (subject to consents).

A key feature of this property is the full planning permission already granted (RR/2022/2674/P) to significantly extend and reconfigure the home, creating a substantial five bedroom family house, effectively future-proofing the property and enhancing its long-term value.

\* The property is served by a private drainage system which is understood not to comply with current General Binding Rules. Buyers should allow for replacement or upgrading as part of their purchase. \*

- Detached Character Cottage • Panoramic Views Over Bewl Water • Three Bed & 2 Reception Rooms • Grounds Approaching 1 Acre • Outbuilding/Garage • Quiet Rural Setting • Planning Permission Granted to Extend • Mains Water & Electric • Oil Heating • Council Tax: Rother Band F

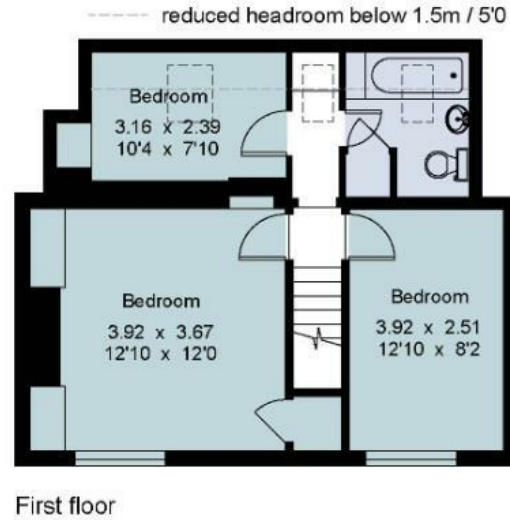
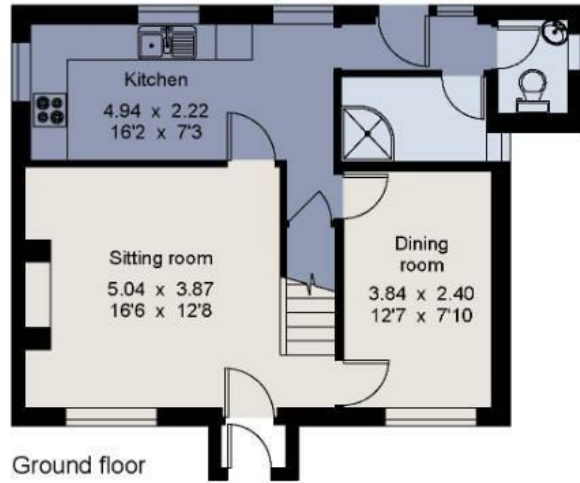
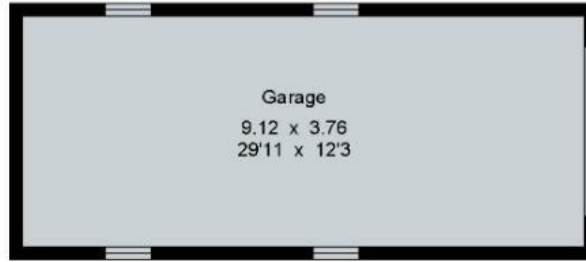


**Wishdown Cottage, Bewl Water**

**Gross internal area (approx)** 96.2 sq m/ 1035 sq ft

**Garage** 34.2 sq m/ 368 sq ft

**Total** 130.4 sq m/ 1403 sq ft



For identification only - Not to scale  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
42	83
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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