



MIDDLE LANE

THE OLD DAIRY

THREE CUPS, HEATHFIELD - GUIDE PRICE £600,000 - £650,000



WOOD & PILCHER

The Old Dairy

Three Cups,
Heathfield, TN21 9PB

**Entrance Porch - Sitting Room - Garden Room -
Kitchen/Breakfast Room - Dining Room - Utility Room - Shower
Room - 3 Double Bedrooms - Bathroom - Enclosed Garden With
Detached Workshop/Outbuilding & Off Road Parking**

A stunning period Grade II listed detached cottage benefitting from charm and character throughout and having been significantly improved by the current owners. Notable features include beams and latch doors, a stunning sitting room with inglenook fireplace and wood burning stove, kitchen/breakfast room with central island and walk-in pantry, spacious bathroom, 3 double bedrooms and much more. The gardens also are a huge attraction with 2 workshops, driveway providing off road parking and various areas of fence enclosed flower and shrub beds and pathways and ornamental brick built pond.

TIMBER STABLE FRONT DOOR:

With external bell pull and outside light. Leading into:

ENTRANCE PORCH:

Internal light. Windows to side. Tiled flooring. Glazed panel door into:

SITTING ROOM:

A delightful room with a range of exposed wall and ceiling beams and staircase to first floor. Feature inglenook fireplace with exposed brick work, paved hearth, large oak bressumer beam and fitted wood burning stove. Wall light points. Radiator. Glazed patio doors opening into:

GARDEN ROOM:

Timber construction with a range of double glazed panels and ceiling windows giving an aspect and access to the garden. Ceramic tiled flooring.

KITCHEN/BREAKFAST ROOM:

A beautifully appointed room with cottage windows giving an aspect to the rear garden. Marble effect work surfaces incorporating matching cupboard and drawer base units below with inset sink and drainer with chrome effect mixer tap over. Fitted 'Range Master' double oven with 5 ring gas hob over and tiled splashback with extractor hood. Further wall mounted cupboards and storage. Plumbing for dishwasher if required. Exposed brick fireplace with an antique stove fitted (not presently used). Central bespoke solid oak island with granite inlay and cupboard and drawer units below. 'American' style



fridge/freezer. Exposed beams, timber ceiling panelling with recessed ceiling downlighters and brickwork. Ceramic tiled flooring. Radiator. Double doors to deep large walk-in pantry with work surfaces, shelving and lighting.

DINING ROOM:

A double aspect room with bay window and cottage windows to front and side. Range of exposed wall beams and painted timber beamed ceiling. Recessed display shelving. Wall light points. Radiators.

UTILITY ROOM:

Timber door to outside. An incredibly useful space with large work surface incorporating cupboard and drawer units below and space and plumbing for washing machine and further appliance. Inset circular sink with mixer tap over and space for further appliance adjoining the oil fired 'Grants' boiler. Exposed painted brick walls and ceramic tiled flooring. Radiator.

GROUND FLOOR SHOWER ROOM:

Fitted with a white suite comprising low level WC and adjoining pedestal wash basin with mixer tap over and mosaic tiled splashback. Large frosted glass walk-in shower cubicle with shower unit within. Wall mounted chrome effect ladder style heated towel rail. Ceramic tiled flooring and part tiling to walls. Underfloor heating. Windows to rear.

FIRST FLOOR LANDING:

Accessed via staircase from sitting room. Recessed display shelf. Wall light point.

BEDROOM ONE:

Aspect to front via cottage windows. Range of bespoke fitted wardrobe furniture to end wall incorporating painted timber doors with storage cupboards over. Exposed wall beams. Radiator.

BEDROOM TWO:

Aspect to rear via cottage windows. Exposed wall panelling. Fitted double wardrobe cupboard either side of useful shelves. Exposed wall beams. Radiator.

BEDROOM THREE:

Double aspect room with cottage windows to front and side. Exposed painted brickwork. Radiator.

BATHROOM:

Cottage windows to front. A spacious room with useful vanity cupboard with marble effect display surface over. Suite comprising of low level WC, cottage style pedestal wash basin with taps over and mosaic tiled splashback and wall lights. Timber panelled bath with antique style mixer taps/shower attachment over. Exposed timber flooring. Radiator.



OUTSIDE:

Old Dairy Cottage sits in a bold plot with enclosed gardens to both sides and the rear with external lighting. At the front is a low level picket painted fence with pathway to front door passing feature dairy urns and providing gated access to both sides. To the right hand side is the oil tank and a brick built ornamental fish pond and garden shed. To the left hand side of the property is a gated enclosed area presently used for housing chickens with access to a workshop containing power and light. The rear gardens themselves are a particular feature of the property having been landscaped to provide various areas of flower and shrub borders amidst pathways, patio terraces and raised brick built borders. A rear latch gate provides access to a brick paved off road parking area to a useful attractive detached workshop/outbuilding with outside lighting, double doors to front and containing power and light.

SITUATION:

The property is most pleasantly situated just a short distance from the popular village of Punnetts Town which enjoys a well regarded Primary School with the market town of Heathfield being reached within five minutes drive. In general the market town of Heathfield provides a range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The area is well served with schooling for all age groups. Train stations at both Etchingham and Stonegate are approximately 9 miles distance, both providing a service of trains to London. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 16 miles distance with the larger coastal towns of both Hastings and Eastbourne being reached within approximately 30 and 45 minutes drive respectively.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01435 862211

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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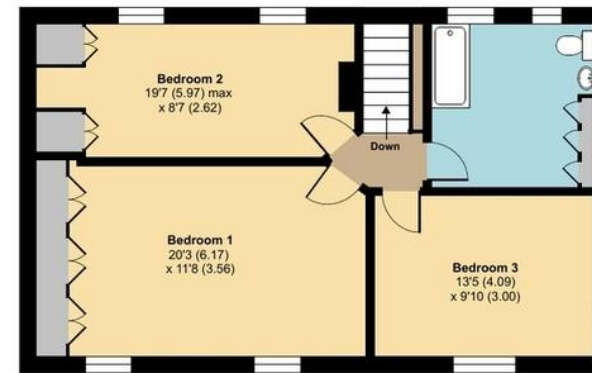
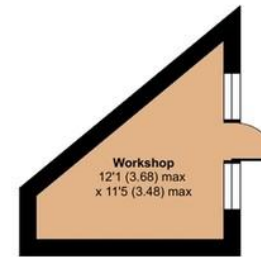
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Approximate Area = 1703 sq ft / 158.2 sq m

Outbuildings = 202 sq ft / 18.7 sq m

Total = 1905 sq ft / 176.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Wood & Pilcher. REF: 830212

