



THE OAST, BURNT HOUSE FARM
BURWASH WEALD – OFFERS IN EXCESS OF £600,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

The Oast

Burnt House Farm, Heathfield Road, Burwash
Weald, Etchingam, TN19 7LA

Covered Entrance Porch - Entrance Lobby - Spacious Entrance Hall - Office/Snug - Ground Floor Bedroom - Ground Floor Shower/Utility Room - Ground Floor Reception/Bedroom - Part Galleried Landing - 2 Further Bedrooms - Bathroom - Sitting Room - Kitchen/Breakfast Room - 2 Driveways Providing Off Road Parking - Established Gardens

A rare and unusual opportunity to acquire an attached twin kiln oast house situated in a glorious quiet lane location and benefiting from views from the first floor to distant countryside. The property is offered with no onward chain and includes flexible living accommodation over 2 floors and sits in a bold plot extending to 0.32 acres (tbv) with 2 driveways providing off road parking. A new Biorock Sewage Treatment Plant was installed in September 2022. Viewing Recommended.

COVERED ENTRANCE PORCH:

Timber painted panelled front door into:

ENTRANCE LOBBY:

uPVC double glazed windows and wall mounted Rointe electric heater. Inner glazed panelled door into:

SPACIOUS ENTRANCE HALL:

uPVC double glazed window to front. Timber flooring. Wall mounted Rointe electric heater. Useful under stairs storage cupboards incorporating light. Wall light points. Arched display window to side. Range of doors to:

OFFICE/SNUG:

Large timber feature door to front and uPVC double glazed window. Timber effect laminate flooring. Wall mounted Rointe electric heater and fuse box. Door to useful shelved cupboard. Door to:

GROUND FLOOR BEDROOM:

uPVC double glazed window to front. Wall mounted Rointe electric heater.



GROUND FLOOR SHOWER/UTILITY ROOM:

uPVC double glazed obscure windows to side and front. Fitted with a white suite with chrome effect fittings comprising low level WC, wash basin with splashback and cupboard below, large walk in shower cubicle being tiled around with contemporary unit within. Space and plumbing for washing machine and doors to airing cupboard housing large pre-sealed hot water tank with immersion and slatted shelving and storage aside. Wall mounted chrome effect heated ladder style towel rail.

GROUND FLOOR RECEPTION/BEDROOM:

In the roundel with uPVC double glazed windows to side and rear. Timber effect vinyl flooring. Wall mounted Rointe electric heater.

STAIRS TO FIRST FLOOR PART GALLERIED LANDING:

uPVC double glazed window to rear. Wall mounted Rointe electric heater. Access to loft space. Range of doors to:

SITTING ROOM:

Double aspect room with uPVC double glazed windows to front and rear incorporating views to countryside. 2 wall mounted Rointe electric heaters. Recessed book shelving with cupboard below.

KITCHEN/BREAKFAST ROOM:

A double aspect room with uPVC double glazed windows to front and rear. Fitted with a range of modern marble effect roll top work surfaces incorporating inset one and a half bowl stainless steel sink and drainer with Swan neck mixer tap over. Range of matching cupboard and drawer base units incorporating stainless steel brush fronted Neff double oven and grill with integrated fridge/freezer aside. Inset 4 ring Neff hob with extractor hood over. Space and plumbing for dishwasher. Matching wall mounted cupboards incorporating glazed display cabinets. Wall mounted Rointe electric heater. Recessed ceiling downlighters.

BEDROOM:

In the roundel with uPVC double glazed window to rear incorporating stunning views over distant countryside towards the Brightling Needle. Wall mounted Rointe electric heater.

BEDROOM:

In the roundel with uPVC double glazed windows to side overlooking views of the garden. Wall mounted Rointe electric heater.

BATHROOM:

uPVC double glazed windows to front incorporating views to countryside through trees and uPVC double glazed window to side. Fitted with a contemporary suite comprising low level WC, timber panelled bath with splashback and vanity mirror over, separate walk in shower cubicle with non-slip shower tray and chrome effect adjustable unit within being tiled around, wash basin inset into vanity cupboard with useful display shelving aside and storage below and tiled splashback. Recess ceiling downlighters. Wall mounted extractor fan. Vinyl timber effect flooring.



OUTSIDE:

To the side of the property are well established gardens incorporating a flagstone patio area and door to small storage area, outside tap and a gravel driveway providing off road parking for at least 2/3 vehicles. The gardens themselves are of a good size predominantly laid to areas of lawn and sweeping flower and shrub established beds and specimen trees being part fence and hedge enclosed with gateway at rear to a further driveway and hardstanding. A new Biorock Sewage Treatment Plant was installed in September 2022 for both The Oast and the neighbouring cottage. (The timber twin bay car port currently there is to be removed).

SITUATION:

This popular hamlet is extremely well placed within 3 miles distant of Stonegate rail station with service of trains to London and the beautiful and historic village of Burwash which provides shopping facilities for day-to-day needs and a popular primary school coupled with traditional Inns and approximately 30/40 minute walk to Batemans. It is approximately 4.7 miles from the town of Heathfield which provides a fine 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. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 15 miles distant with the larger coastal towns of both Hastings and Eastbourne being reached within approximately 35 and 45 minutes drive respectively.

TENURE: Freehold

COUNCIL TAX BAND: D

VIEWING: By appointment with Wood & Pilcher 01435 862211

AGENTS NOTE:

There is a small element of flying freehold below part of the kitchen breakfast room. The property has undergone the installation of a new sewage treatment plant for both The Oast and the neighbouring cottage.

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



27 High Street, Heathfield,
East Sussex, TN21 8JR
Tel: 01435 862211

Email: heathfield@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk



Approx. Gross Internal Area 1724 ft² ... 160.2 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.