



THE MALLOWS, HIGH STREET
WADHURST - GUIDE PRICE £650,000 - £675,000



The Mallows

High Street,
Wadhurst, East Sussex, TN5 6AP

Former converted 17th Century Elizabethan long barn subdivided to create a wonderful three bedroom cottage.

Sitting Room With Log Burner - Large Kitchen With Two Built In 'Neff' Ovens, Hob & Bi Folding Doors To An Oak Framed Dining/Garden Room - First Floor - Double Bedroom - Large Bathroom With Whirlpool Bath - Two Individual Staircases Lead To A Further Bedroom & Generous Master Bedroom With Vaulted Ceiling And Exposed Timbers - Private Enclosed Rear Garden - Parking Space At The Rear - Located Within Village Centre Close To Wide Range Of Amenities & Two Local Public Houses

If ever there was an instance to use the phrase 'never judge a book by its cover' this is truly one of those times that this phrase applies. As you approach the property from the front you have the impression of a small delightful cottage but upon entering you find yourself being able to enjoy the many interconnecting rooms which combine to provide a spacious and comfortable home. We understand the property was originally part of a 17th Century Elizabethan long barn with later Victorian additions and then sub divided to create several cottages protected with a Grade II listing. This particular home has a cosy sitting room with beamed ceiling and cast iron log burner. The large kitchen has some fitted appliances, a feature brick oak open fireplace and bi folding doors providing an open aspect to the oak framed dining/garden room which in turn has French doors to the small, pretty garden. There are three bedrooms arranged over the first and second floors with a large bath complete with whirlpool bath. Heating is provided by a gas central heating system with radiators. Some of the windows have been replaced with double glazed sash style units and rear vehicular access leads to an enclosed parking space. The combination of a period property with unique features set in the heart of a bustling village makes this an incredibly rare property and interested applicants should view without delay.

The accommodation comprises. Panelled entrance door to:



SITTING ROOM:

Pergo wood flooring, power points, radiator with decorative cover. Electric meter cupboard. Beamed ceiling, multi paned window to front. Cast iron log burner. Door to:

INNER LOBBY:

Understairs pantry cupboard, further door to:

KITCHEN:

Pergo wood flooring, range of white base units with work surfaces above. Under worktop one and a half bowl stainless steel sink unit with filtered tap and quooker hot water tap. Space for a dishwasher. Space for standing a large fridge/freezer. Fitted dual 'Neff' electric ovens and an induction hob above. Power points, ceiling downlights, double radiator. Feature brick open fireplace with cast iron basket and dogs, tiled hearth. Double glazed bi folding doors to:

DINING ROOM/GARDEN ROOM:

An attractive oak framed extension with double glazed windows, wood effect flooring, vaulted ceiling with velux window. French doors opening to the garden.

Stairs from kitchen to:

FIRST FLOOR LANDING:

Radiator with decorative cover, built in cupboard containing space and plumbing for washing machine and plenty of storage.

BEDROOM 2:

Window to front, single radiator, exposed ceiling beams, wall lighting. Cast iron fireplace, recessed shelving, power points.

BATHROOM:

A generous room with white suite comprising of a panelled whirlpool bath with mixer tap and hand spray, additional plumbed in 'Aqualisa' shower over, twin stone wash hand bowls with mixer taps, low level wc. Period fireplace, heated towel rail, tile effect flooring, shaver point. Cupboard housing the gas fired combination boiler. Small high level storage cupboard. Double glazed sash style window to rear.

Stairs from first floor landing to SECOND FLOOR:

BEDROOM 1:

Feature vaulted ceiling with exposed timbers provide a real feature. Radiator with decorative cover, recessed hanging space, power points. Window to front, velux window to rear.

Stairs from first floor landing to:

BEDROOM 3:

Dormer window with double glazed sash style glazing, double radiator, built in cupboard, power points.



OUTSIDE REAR:

A paved patio area leads to a pretty enclosed garden including well stocked flower and shrub borders, stone chippings for low maintenance. Outside tap. Fenced for privacy. Rear gate leading to:

PARKING SPACE:

Enclosed by fencing and dual gates. This parking space is accessed via the rear public car park through double gates onto a shared driveway which give access to your private parking area.

OUTSIDE FRONT:

Pretty cottage garden with wrought iron gate and path to entrance.

SITUATION:

The property is situated within the heart of the bustling village of Wadhurst with its high street providing an excellent range of shops and services for every day needs, including a Jemson local store, café, butcher, greengrocer, book shops, pharmacy, post office, florist, off licence, public houses as well as a doctors surgery, dentist, primary school and the well regarded Uplands Community College and sports centre. For the commuter Wadhurst main line station lies within 0.5 of a mile distance and provides a regular service to London Charing Cross/Cannon Street in approximately just under 1 hours travelling time. The A21 is also within easy reach and links with the M25. The regional centre of Tunbridge Wells is approximately 5 miles distance and provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres. The beautiful surrounding countryside is designated an area of outstanding natural beauty and includes Bewl Water reservoir, reputedly the largest area of inland water in the south east where a wide range of water sports and country pursuits can be enjoyed.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511211

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



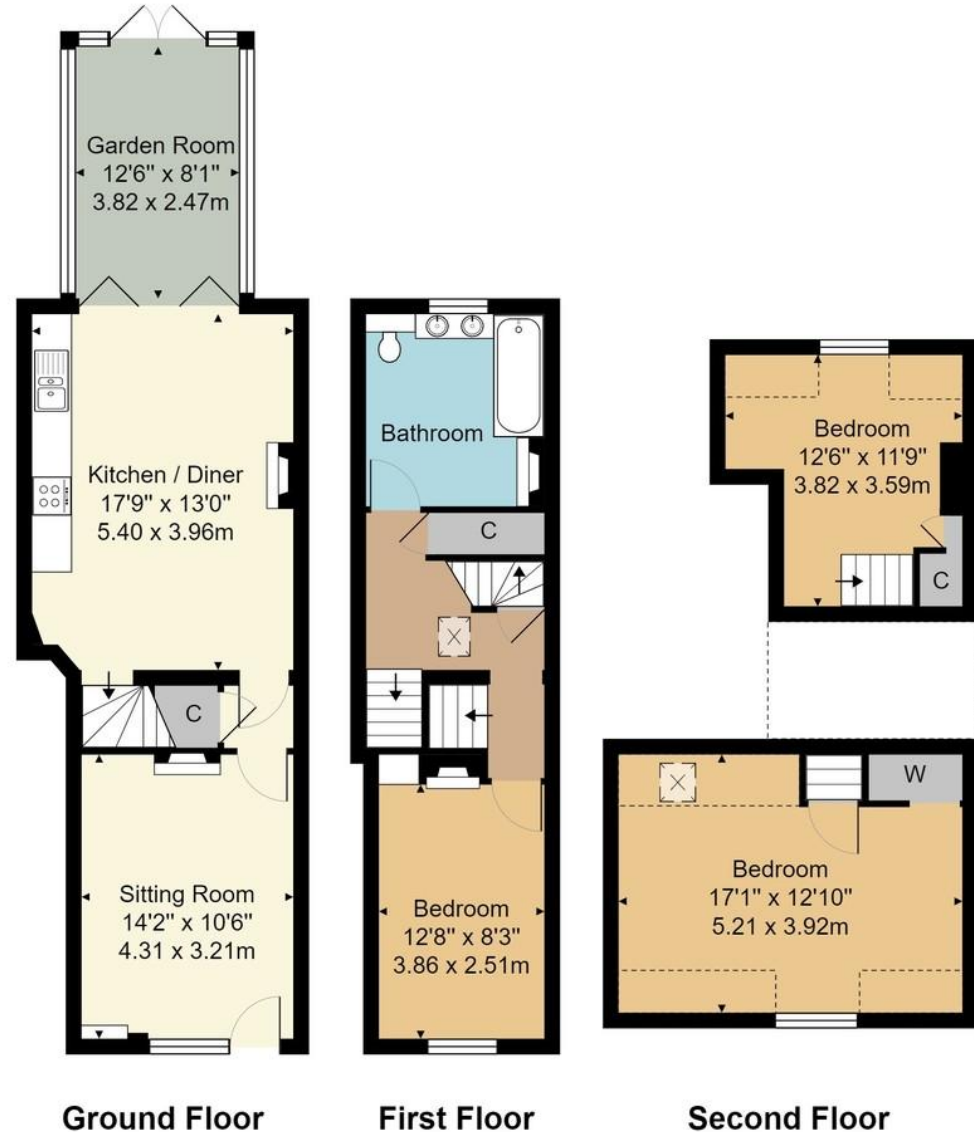
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Approx. Gross Internal Area 1188 ft² ... 110.4 m²

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.