



KIRKHOLME, TILSMORE ROAD  
HEATHFIELD – GUIDE PRICE £750,000 - £775,000



# Kirkholme

Tilsmore Road, Heathfield, TN21 0XT

**Entrance Hall - Cloakroom - Inner Hallway - Living Room With Open Fireplace - Dining Room With Wood Burning Stove - Conservatory - Kitchen/Breakfast Room - Part Galleried First Floor Landing - Family Bathroom & Separate WC - 3 First Floor Bedrooms (1 With En-Suite Shower/Wet Room) - Second Floor Bedroom With Balcony & Views - In/Out Driveway With Off Road Parking For Several Vehicles - Garage With Workshop - Enclosed Rear Garden With Large Detached Timber Cabin/Office**

A substantial and spacious Victorian style detached property with four bedrooms, two reception rooms and a conservatory situated in this well regarded residential road away from the High Street yet only a short stroll from all the amenities it has to offer. The property is arranged over three floors and benefits from character features typical of the era including high ceilings, picture rails, fireplaces and timber flooring and doors. The property offers an in/out driveway providing off road parking for several vehicles, garage and an enclosed rear garden with large detached timber cabin/office. Viewing essential to appreciate all there is to offer.

Timber front door into **ENTRANCE HALL:**

Wooden flooring. uPVC double glazed window to side and door to:

**CLOAKROOM:**

Low level WC and pedestal wash basin. Timber flooring. Radiator. Window to side.

**INNER HALLWAY:**

Stairs to first floor landing. Timber flooring. Radiator. Range of doors to:

**LIVING ROOM:**

Bay window to rear with sash windows. Picture rail and coving. Exposed timber flooring. Open fireplace with exposed brick inset, fitted rear plate and marble effect surround. Radiator.

**DINING ROOM:**

Window to side. Picture rail and coving. Timber flooring. Fireplace with fitted wood burning stove upon quarry tiled hearth with brick exposed inset and timber surround. Glazed panel doors into:



**CONSERVATORY:**

Range of double glazed panelled windows and doors giving access and aspect to garden. Wood block flooring. Radiators.

**KITCHEN/BREAKFAST ROOM:**

Feature bespoke leaded light double glazed windows to front. Range of worktops with cupboard and drawer units below. Inset one and a half bowl sink and drainer with mixer tap over. Fitted 'Stoves' gas range with seven ring burner and double oven with hotplate below. Space and plumbing for various appliances. Space for American style fridge/freezer. Wall mounted dresser style unit with glazed display cabinets and matching cupboards below. Further recessed area with matching cupboards and worktops and space for tumble dryer. Glazed and sash windows to side and door giving access to side patio area. Ceramic tiled flooring and timber flooring to breakfast area. Radiator.

**FIRST FLOOR PART GALLERIED LANDING:**

Polished timber staircase with handrail aside gives access with polished timber flooring and large sash window to side. Stairs to second floor. Range of exposed timber panelled doors to:

**BEDROOM 1:**

Large bay window with sash windows to rear providing views over trees. Range of fitted wardrobe furniture. Exposed timber flooring. Radiator

**BEDROOM 2:**

Sash window to rear providing views over trees. Fitted wardrobe cupboard with shelving over. Radiator.

**BEDROOM 3:**

Secondary glazed window to side. Radiator. Exposed timber door to:

**EN-SUITE SHOWER/WET ROOM:**

Fitted with a 'Heritage' suite comprising of low level WC with suspended high level cistern, pedestal wash basin with mixer tap, walk-in shower cubicle with twin headed system inside being fully tiled around. Ladder style chrome effect towel rail. Feature bespoke leaded light double glazed windows to front.

**FAMILY BATHROOM:**

Fitted with a white suite comprising of pedestal wash basin and corner bath with antique style mixer tap/shower attachment and additional large headed shower unit over. Tiling to walls, exposed timber flooring. Antique style heated towel rail/radiator. Recessed ceiling downlights. Door to airing cupboard housing hot water tank. Feature bespoke leaded light double glazed windows to front.

**SEPARATE WC:**

Low level WC. Timber flooring. Half height tiling to walls. Sash window to side. Radiator.

Polished timber staircase rises to the second floor with access to:



#### TOP FLOOR BEDROOM 4:

Double glazed door with French door aside leads to a balcony area that provides stunning views across rooftops to the South Downs in the distance. Fitted wardrobe cupboard & recessed storage area. Exposed timber flooring. Radiator.

#### EXTERNALLY:

In/out driveway with decorative wrought iron gates providing off road parking for several vehicles. Flower and shrub areas with mature trees. Single garage with up and over door and useful workshop with its own door to the rear containing power and light. Brick built store housing recently installed (2022) gas central heating boiler. A wrought iron gate aside brick wall leads to the Rear Garden: Predominantly laid to lawn offering privacy and being fence and hedge enclosed with flagstone patio terrace giving access to a further large paved private side area with gated access to the front. A large timber Cabin set upon decking contains power and light and offers a multitude of potential uses with windows and French doors to front and additional large garden shed.

#### SITUATION:

The property is conveniently located within walking access to Heathfield High Street with its wide 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 Buxted and Stonegate are approximately 6 miles distant, 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 distant with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 35 minutes drive respectively.

#### TENURE:

Freehold

#### COUNCIL TAX BAND:

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#### VIEWING:

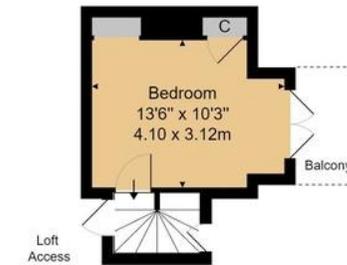
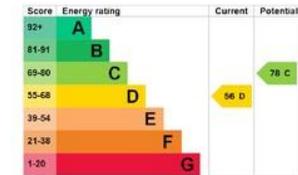
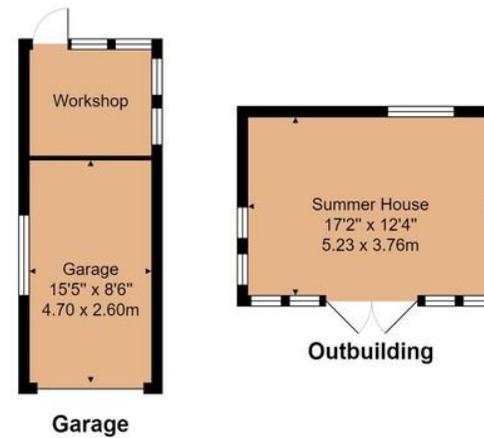
By appointment with Wood & Pilcher 01435 862211

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Second Floor



Ground Floor



First Floor

#### Approx. Gross Internal Area:

- House 1888 sq. ft / 175.4 sq. m
- Garage 197 sq. ft / 18.3 sq. m
- Outbuilding 212 sq. ft / 19.7 sq. m

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.