



LA CASETTA, NORTH STREET
MAYFIELD - GUIDE PRICE £325,000 - £350,000



WOOD & PILCHER
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La Casetta

North Street,
Mayfield, TN20 6AN

**Entrance Hall/Reception Room - Kitchen - Utility Room -
Dining Room - Inner Hallway - Downstairs Cloakroom -
Cellar - Living Room - Rear Lean-To - 2 Bathrooms -
3/4 Bedrooms - Further Landing Areas**

A 3 bedroom semi-detached character cottage in need of updating and improvement allowing any potential purchaser to create a wonderful cottage to their own tastes and styles. The property offers versatile accommodation and is situated only a stone's throw from Mayfield High Street with its attractive shops and amenities and local church and Inn. There are an abundance of beams, fireplaces and leaded light windows as well as a cellar, 3 staircases and 3 reception rooms. The cottage was formerly 3 cottages yet this exciting opportunity will suit a new owner looking to imprint their vision on the property. A freehold garage in a nearby street can be available to purchase at the same time as La Casetta under separate negotiation.

Timber front door with cast iron door furniture into:

HALLWAY/RECEPTION ROOM:

Feature brick built fire place with tiled hearth and exposed brickwork incorporating cast iron grate with hood over and useful fitted storage aside. Extensive beamed ceiling. Latch door to staircase to first floor. Stained glass leaded light window to utility room and further latch door to:

KITCHEN:

Leaded light window to front. Sink and drainer with cupboards below. Exposed timber panelling. Door to airing cupboard and latch door to:

UTILITY ROOM:

Leaded light glazed windows to front. Fitted sink with worktop aside. Door to shelved cupboard. Exposed ceiling beams. Radiator. Sliding door to:

DINING ROOM:

Leaded light glazed window to front. Fireplace with gas fire (not working) with useful shelving aside. Wall light points. Latch door to staircase to first floor. Radiator.



INNER HALLWAY:

Further doors to a CELLAR.

CLOAKROOM:

Window to front. Low level WC and wash basin. Quarry tiled flooring.

LIVING ROOM:

Leaded light windows to front, rear and side. Former door to outside. Fireplace with gas fire (untested) and latch door providing access to staircase to first floor. Wall light points. Ceiling beams. Radiator.

REAR LEAN-TO:

Latch door from kitchen. Windows to rear and door providing external access as well as inner latch door to cupboard housing wall mounted 'Glow Worm' gas fired central heating boiler.

FIRST FLOOR LANDING (ACCESSED FROM DINING ROOM):

Range of extensive wall and ceiling beams with latch doors to:

BATHROOM:

Obscure glazed window to front. Fitted with WC with high level suspended cistern, bath and wash basin. Radiator.

BEDROOM:

Leaded light window to front. Wall and ceiling beams. Useful fitted storage. Cupboards. Radiator.

BEDROOM:

Leaded light windows to rear. Extensive wall and ceiling beams. Radiator. Latch door to:

FURTHER LANDING AND DOOR TO:

BEDROOM:

Leaded light window to front. Wall light point. Range of extensive wall and ceiling beams. Useful display plinth. Radiator. Door to:

LANDING AREA:

Latch door to:

BATHROOM:

Leaded light window to front. Extensive wall and ceiling beams. Wash basin, low level WC and panelled bath. Radiator. Latch door to:



BEDROOM:

Leaded light window to front. Extensive wall and ceiling beams. Wall light point. Radiator.

OUTSIDE:

The property is approached from the High Street over a small twn.

SITUATION:

The historic town of Mayfield offers a variety of shops, some of an interesting independent nature coupled with curiosity shops, beautiful Church and traditional Inns. The village is famous for its interesting architecture and well regarded church choir. The location is well served for schooling for all age groups including Mayfield School for Girls. The thriving market town of Heathfield lies a short distance to the south and offers a range of shopping facilities, some of an interesting independent nature with the backing of supermarkets of a national network. Train stations to London can be found at nearby Wadhurst and Tunbridge Wells, the latter providing a service of trains to London in just under the hour.

TENURE:

Freehold - with element of flying freehold.

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01435 862211

AGENTS NOTE:

There is no vehicular access from Royal Oak Mews which is a private road.

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 obtained. 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

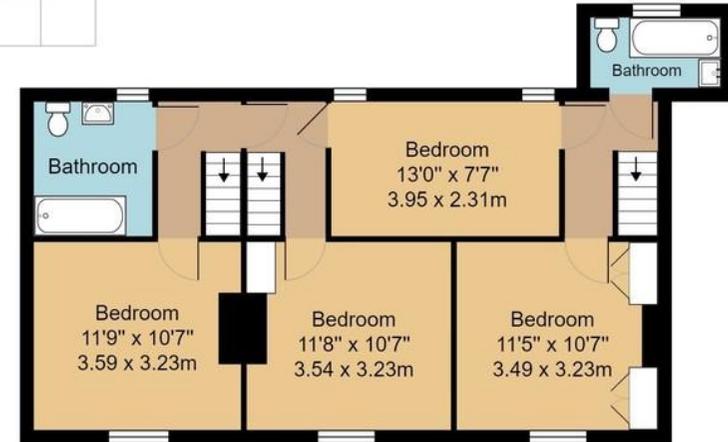


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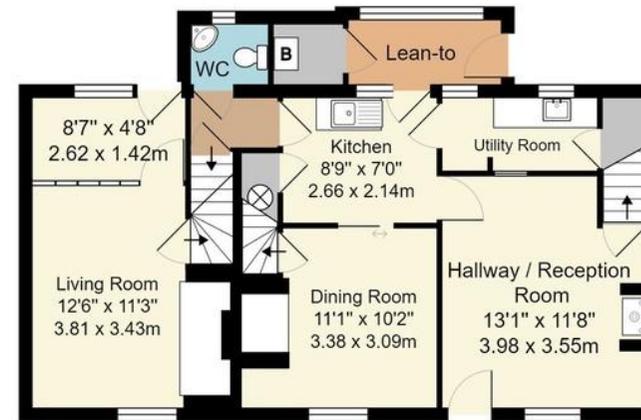
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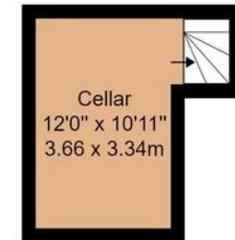
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



First Floor



Ground Floor



Basement

Approx. Gross Internal Area 1505 sq. ft / 139.8 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.