



THE OLD TALLOW HOUSE, BURWASH
EAST SUSSEX TN19 7EP

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BURWASH

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Robertsbridge	-	5.3 miles
Heathfield	-	6.5 miles
Ticehurst	-	6.5 miles
Tunbridge Wells	-	14.4 miles
Hastings	-	16.2 miles

An opportunity to convert a Grade II Listed barn into a two-bedroom residential dwelling and replace an adjacent garage with a new detached two-bedroom dwelling.

- Barn with planning permission for conversion.
- Planning Permission for an additional dwelling.
- Walled garden.
- Central high street location.
- In all approximately 0.13 acres.

FOR SALE BY PRIVATE TREATY AS A WHOLE

GUIDE PRICE: OIEO £400,000

VIEWING: - Strictly by appointment via the sole agents:

BTF Partnership
82 High Street
Heathfield
East Sussex
TN21 8JD

LOCATION

The property is located within the rural village of Burwash, set well back from the high street and accessed off a private shared drive, which leads from a no-through lane.

Burwash is approximately 5.3 miles to the north-west of Robertsbridge and 6.2 miles to the north-east of Heathfield.

A mainline railway station at Stonegate (3.9 miles) provides regular and direct train services into London Charing Cross, with journey times taking approximately 70 minutes.



DESCRIPTION

The property currently comprises a traditional Grade II Listed barn of brick and weatherboard elevations beneath a peg tile roof, and an adjacent open-fronted garage of brick and weatherboard elevations beneath a peg tile roof.

In October 2021 planning permission was granted by Rother District Council (ref: RR/2020/1520/P) for the conversion of the barn into a two -bedroom residential dwelling, and to replace the garage with a detached two-bedroom residential dwelling.

OUTSIDE

In addition to a private parking area to the front (southern elevation) of the barn and garage, there is a walled garden to the rear.

ACCESS

Access is via a shared private drive leading from Ham Lane.



DIRECTIONS

From the centre of Burwash (The Bear Inn) head east on the high street for approximately 140 metres and turn left into Ham Street (by the sign for the Rose and Crown Public House), and then take the first drive on the left, whereafter The Old Tallow House and Garage building will be found on the right-hand side, after approximately 20 metres.

SERVICES

There are no services currently connected.

PLANNING

Planning documentation is available from either the selling agent or the Rother District Council planning portal.

TENURE

The property is offered for sale freehold with vacant possession upon completion.

METHOD OF SALE

The property is offered for sale by private treaty.

LOCAL AUTHORITY

Rother District Council.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi easements and all wayleaves whether referred to or not within these particulars.

MINERALS, SPORTING RIGHTS AND TIMBER

All mineral rights, sporting rights and standing timber so far as they are owned are included in the Freehold.

PLANS

The attached boundary plan is for identification purposes only with boundaries shown edged red. Purchasers should satisfy themselves on the location of all external or internal boundaries prior to offering.

VIEWING

Strictly by prior appointment with the Vendor's Sole Agents, BTF Partnership – Telephone: 01435 864455.

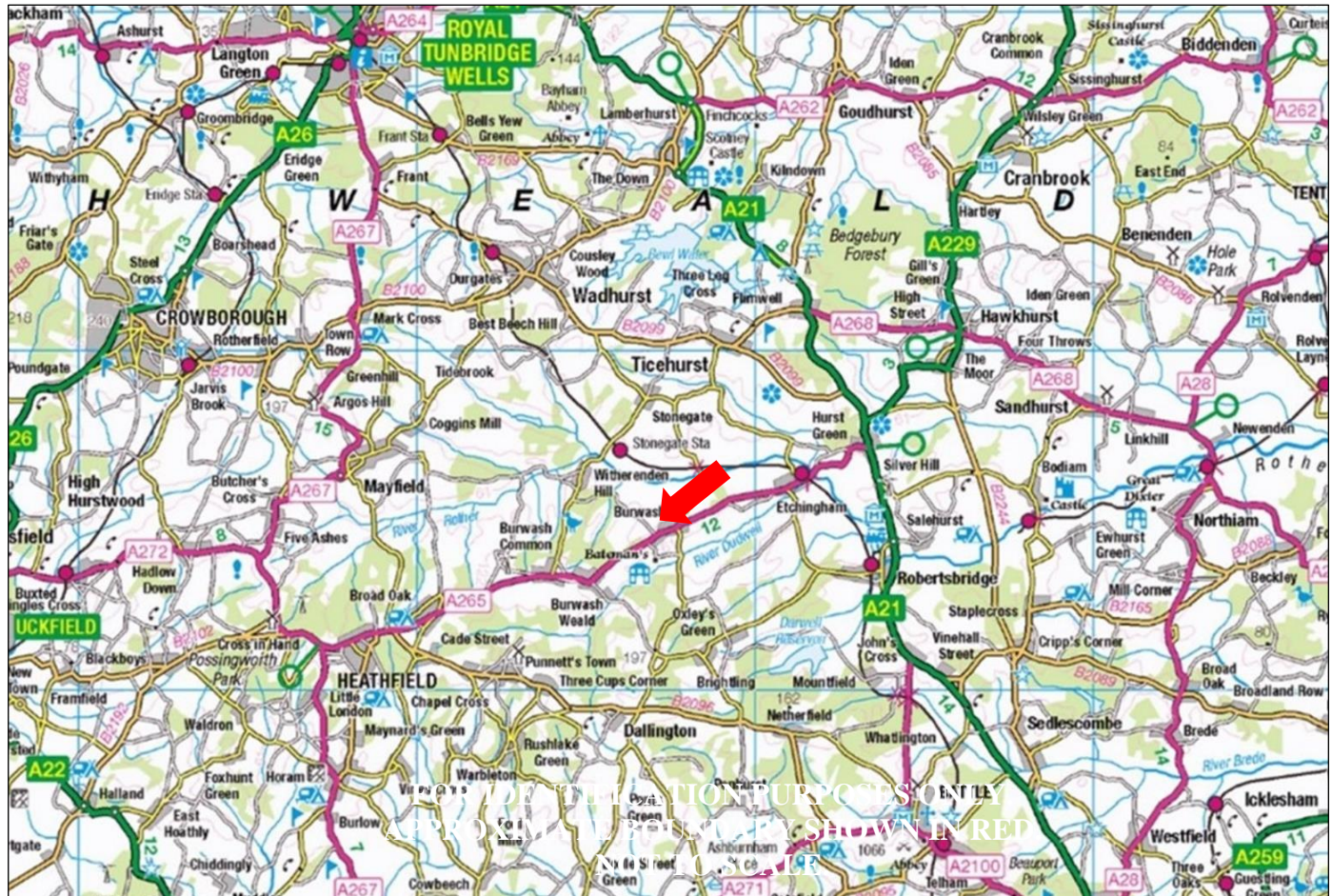
The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.

AGENTS NOTES

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. None of the statements contained within these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom.

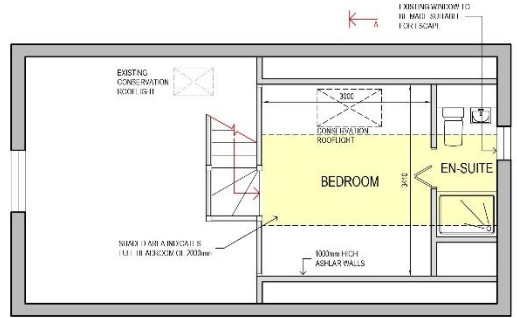
CLIENT IDENTIFICATION

In accordance with the Anti-Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. BTF employs the services of Smartsearch to verify the identity and residence of purchasers.

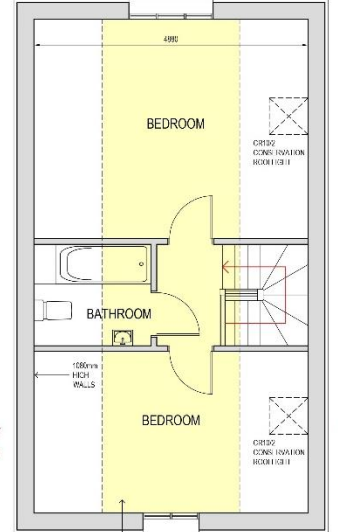




GROUND FLOOR PLAN



FIRST FLOOR PLAN



Land and Property Experts
www.btfpartnership.co.uk
 82 High Street, Heathfield, East Sussex TN21 8JD