



Moloney
COUNTRY PROPERTY



BROOKS FARM MILL CORNER

BROOKS FARM, NEW ROAD, MILL CORNER, EAST SUSSEX. TN31 6HR

A CHARMING, DETACHED **GRADE II** LISTED THATCHED COTTAGE, BELIEVED TO DATE BACK TO THE **15TH** CENTURY LOCATED ON THE RURAL OUTSKIRTS OF THE VILLAGE OFFERING POTENTIAL FOR UPDATING, SITTING IN DELIGHTFUL GARDENS & WOODLAND OF **1.4 ACRES (TBV)** ADJOINING FARMLAND. CHARACTER ACCOMMODATION WITH SOME UNIQUE HISTORIC FEATURES, INCLUDING **3** BEDROOMS, **2/3** RECEPTION ROOMS, KITCHEN/BREAKFAST ROOM WITH SEPARATE UTILITY ROOM. **GFCH**.

ACCOMMODATION LIST: SITTING ROOM, DINING ROOM, REAR HALL, CLOAKROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM. STAIRS TO 1ST FLOOR LANDING, BEDROOM 1, SHOWER ROOM, BEDROOM 2, BEDROOM 3, CLOAKROOM. GARDENS & GROUNDS BELIEVED TO MEASURE 1.40 ACRES (TBV) OFF ROAD PARKING. **GFCH**.



Brick paved path to:

Wooden front door to:

SITTING ROOM: Wooden casement window to the front. Split level room with extensive exposed wall and ceiling beams. Large exposed inglenook fireplace with bressummer beam, with fire back and canopy over on brick hearth. Door to the rear hall and door to:

DINING ROOM/RECEPTION TWO: Wooden casement window to the front, door leading out to the rear garden with window above. Part vaulted ceiling with extensive exposed timbers including 'preacher's window'. Shelved recess.

REAR HALL: Wooden casement windows to the rear, door leading out to the rear garden. Extensive exposed timbers. Door to stairs to the first floor. Old brick floor. Former covered well. Doors to utility room, kitchen/breakfast room and

CLOAKROOM: Wooden casement window to the front. Fitted with white suite comprising high level WC and hand basin set into storage unit with tiled splashback. Extensive ceiling beams. Double doored storage cupboard.

KITCHEN/BREAKFAST ROOM: Wooden stable door to the front, wooden casement windows to front and side. Fitted with range of wooden base and wall units with tiled wood edge worktop over, inset with single bowl, single drainer stainless steel sink unit. Plumbing for dishwasher. Four ring gas hob with electric oven below. Space for under counter larder fridge. Extensive exposed beams. Tiled floor. Exposed brick wall. Extractor. Space for breakfast table.

GUIDE PRICE £850,000



UTILITY ROOM: Wooden casement window to the side. Double painted base unit with single bowl, single drainer stainless steel sink unit with tiled splashback. Plumbing for washing machine. Storage shelves. Space for further appliances. Double doored larder cupboard and linen cupboard. Tiled floor. Worcester gas fired boiler servicing hot water and central heating.

From the rear hall, wooden stairs to:

LANDING: Two small windows to the rear. Extensive wall and ceiling beams. Wide board oak floor.

BEDROOM: Casement window to the front. Extensive wall and ceiling beams. Exposed brick fireplace with bressummer beam over (not in use). Wide board oak floor.

SHOWER ROOM: Window to the rear. Wall beams. Fitted with hand basin set into double doored storage unit with drawers & mirror over, corner shower cubicle with glass surround. Wooden floor.

BEDROOM: Window to side. exposed beams. Wide board oak floor.

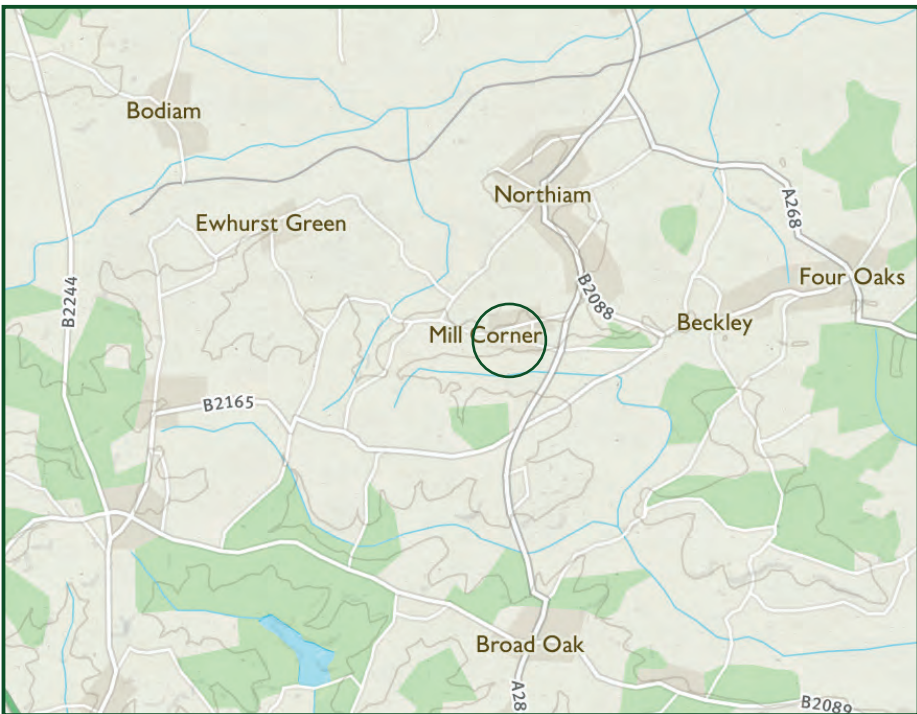
From the landing, two steps down to: small lobby with double doored wardrobe cupboard. Door to:

BEDROOM: Wooden casement window to the side. Wide board wooden floor.

CLOAKROOM: Window to the front. Fitted with white suite comprising high level WC and corner hand basin with storage cupboard below. Painted wall beams. Sliding door to storage cupboard.

OUTSIDE: The property is approached over a private track adjoining farmland to the side with a level cleared parking area. The gardens and grounds are believed to measure 1.4 acres (TBV) predominantly comprising bluebell woods with meandering paths and grass walkways. The house has separate access from the lane via steps and brick paved pathway to the front door. The gardens immediately surrounding the house are mainly laid to lawn with planted beds and enjoy hedged and tree lined boundaries. The rear garden has large central pond with small orchard area to the side and a tucked away summer house, along with various stores (in need of restoration). Meandering walkways lead back into the bluebell wood.





IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

SERVICES: Mains electricity, gas and water are connected, private drainage (TBC), Gas central heating.

FLOOR AREA: 165 m2 (1,776 ft2) Approx.

EPC RATING: 'N/A'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND: 'F'

TENURE: Freehold

TRANSPORT LINKS: For the commuter, Battle and Robertsbridge stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be accessed at Junction 5 via the A21 (at Sevenoaks).

DIRECTIONS: Travelling south on the A28 towards Hastings proceed through Northiam Village. After approximately ½ mile, at the crossroads turn right into New Rd. Continue to the small crossroad with Gooseberry Lane on the right, turn left down the track. Brook's farmhouse will be found on the left.

What3Words (Location): ///witty.suits.yawned

VIEWINGS: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.

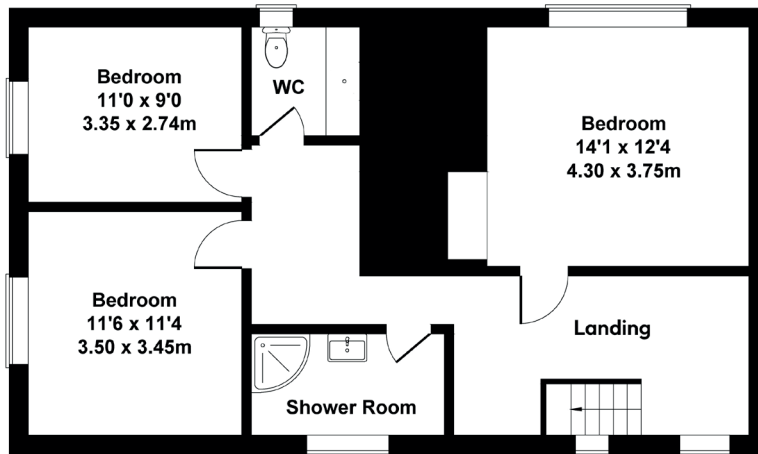
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EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM

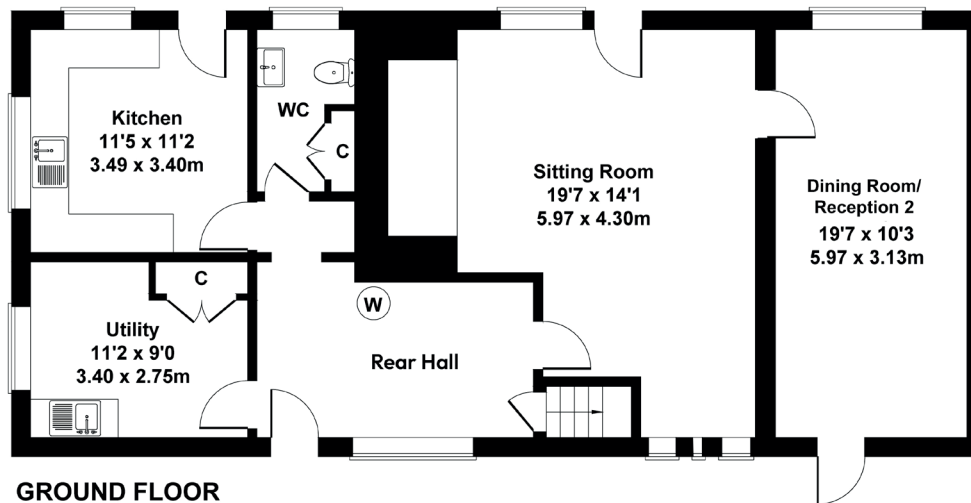
TELEPHONE: 01797 253000 or 01580 212828

Brooks Farm

Approximate Gross Internal Area
1776 sq ft - 165 sq m



FIRST FLOOR



GROUND FLOOR

EMAIL: SALES @ MOLONEYCOUNTRYPROPERTY.COM

TELEPHONE: 01580 212828 & 01797 253000

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