



## 3 Station Road, Mayfield - TN20 6BL

£450,000 Freehold

Formerly a quaint village store this fabulous Period, attached cottage, offers an abundance of charm throughout comprising three/four double bedrooms, two bathrooms, sitting room, living room, dining room, kitchen/breakfast room, cellar, conservatory, cloakroom and attractive south facing rear gardens with stunning far reaching countryside views. EPC Rating: E.



# burnett's

Individual Property : Individual Service



Previously an idyllic village store, this charming and unique character cottage sits within the heart of Mayfield village.

The bright and airy accommodation is arranged over three floors with the rear elevation boasting sensational views over the Rother Valley and beyond.

The front entrance door opens to a light and spacious former shop front with plenty of scope to transform into an impressive sitting room with a feature fireplace, whilst currently comprising panelled walls, wood effect flooring and windows to front.

Adjacent to the sitting room is the dining room which includes a decorative fireplace, wood effect flooring and doors to basement cellar and cloakroom with WC and sink.

The kitchen/breakfast room is a good size and includes an array of wall and base cupboards, worktops, part tiled walls, one and a half bowl stainless steel sink, space for free standing cooker and washing machine, tile-effect vinyl flooring and window overlooking the garden. A stable door leads through to the lobby area and south facing conservatory.

The first floor landing comprises a well proportioned living room, a double bedroom and a family bathroom.

The characterful living room is positioned to the front of the property and includes a fireplace with brick surround and a traditional sash window. This room could also be utilised as a double bedroom.

Positioned to the rear aspect is a generous sized double bedroom, yet another bright and airy room with built in wardrobe and a window seat enjoying sensational views.

The family bathroom includes a panelled bath, shower cubicle, part tiled walls, vanity unit with hand wash basin atop, WC, bidet, built in cupboard with boiler and water cylinder, and part obscured window to rear.

The second floor landing accommodates two further double bedrooms.

The principle bedroom to the front aspect has exposed beams, under eaves storage, sash and skylight windows with a latched door opening through to a WC with pedestal sink, bidet and under eaves storage. The additional bedroom positioned to the rear includes built in wardrobes and a large window with marvellous views across the Rother Valley.

The garden is mainly laid to lawn with mature flower and shrub borders. Towards the bottom of the garden there is gated access to a further lawned area behind which is a flower bed and greenhouse plus a paved area and floral borders.

Outside to the front is a tiled area with space for garden pots and planters. The rear enclosed garden is deceptively large with a terrace area immediately adjacent to the conservatory with plenty of space for garden furniture.

The property is located at the end of the High Street in the beautiful 16th Century village of Mayfield. Facilities in the village include a small supermarket, a Post Office, a butcher, baker, pharmacy, florist, and deli as well as GP surgery, two dentist practices, a chiropodist and hairdressers. There are also a couple of cafes and Period Inns, including the renowned Middle House Hotel in the centre of the village.

There are pretty churches of various denominations, a flourishing primary school and the well-regarded Mayfield School secondary school. For more comprehensive facilities Tunbridge Wells is 9 miles to the north. Railway stations can be found at Wadhurst (5 miles), Crowborough (6 miles), and Tunbridge Wells. These provide a fast and regular service to London Charing Cross, London Bridge and Canon Street. There is a regular bus service to Tunbridge Wells and Eastbourne.

The area provides an excellent selection of both state and private schools. Nearby leisure facilities include tennis, bowls, numerous golf clubs, sailing on Bewl Water and at the coast. The area is criss-crossed with many beautiful walks through the Area of Outstanding Natural Beauty.

Agents Note: The property has a flying freehold. This property has a right of way across the neighbouring properties.

Material Information:

Council Tax Band: C.

On street parking.

Mains gas, electricity, water and sewerage.

We are not aware of any safety issues or cladding issues or asbestos at the property.

The property is located within the AONB and conservation area.

The title has restrictions and easements, we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a minimal risk of flooding.

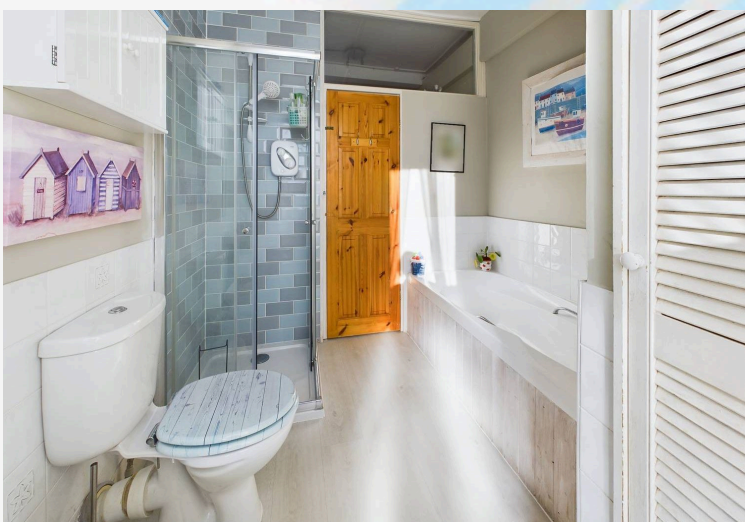
Broadband coverage: we are informed that Superfast broadband is available at the property. There is limited mobile coverage.

We are not aware of any mining operations in the vicinity.

We are not aware of any planning permission for new houses / extensions at any neighbouring properties.

The property does have step free access.









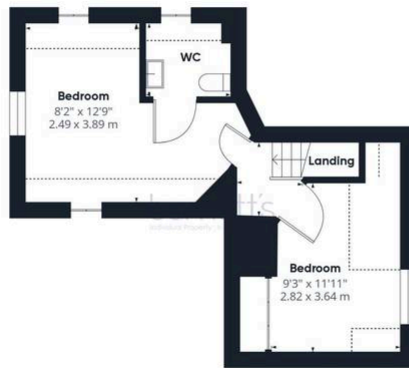
First Floor



Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>m</sup>**

1744.1 ft<sup>2</sup>  
162.03 m<sup>2</sup>

**Reduced headroom**

71.34 ft<sup>2</sup>  
6.63 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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