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Nizel Cottage, Lake Street, Mayfield, East Sussex, TN20 6PS  
Asking Price: £1,195,000 Freehold



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A wonderful, characterful, and sizable detached cottage, located off a sought-after lane, with countryside views, four double bedrooms, two bathrooms, generous kitchen/dining room, open hallway/family room, good-sized sitting room and conservatory, plus the added benefit of full planning permission to remodel and extend, detached garage and parking plus gardens of around 1/3 of an acre, located on one of the most prestigious and sought-after lanes on the rural fringes of Mayfield. NO ONWARD CHAIN. EPC Rating: E

Nizel Cottage is a fabulous, unlisted, period detached cottage, offering deceptively spacious and characterful, family orientated accommodation, to comprise four double bedrooms and two bathrooms to the first floor, plus an open reception hall/family room, sitting room, conservatory and an open kitchen/dining room complete with a hand-crafted, bespoke oak kitchen with black granite worktops.

The current owners have just extensively overhauled the exterior paintwork, timber cladding, chimneys and roof, and have previously obtained planning permission to extend and remodel, if one so wished.

Currently, the chocolate box façade provides the entrance porch and a further door into the reception hall/family room, with an inglenook fireplace, complete with wood burner, oak flooring, and windows to the rear courtyard.

The kitchen is off the hall, comprising a range of bespoke, hand-crafted cupboards and drawers, with a large oil fired Aga, separate electric cooker and oven, inset ceramic sink, deep-sill bay window



to the front plus a large opening to the dining area, with a larder cupboard under the stairs and windows to both sides and doors to the rear patio and alfresco dining area.

The sitting room is on the other side of the reception hall, with a few steps down, a large open fireplace with a stone surround, mantle and hearth to one wall and a window and French doors to the rear garden, making the most of the views. Also off the sitting room is the conservatory, with access to another patio and the rear garden and the views.

A ground floor cloakroom completes the ground floor, accessed from the hallway. The stairs lead up to a landing, with access to all the bedrooms and both bathrooms, a door to an airing cupboard and a window to side.

There are two double bedrooms off the first part of the landing by the stairs, both with windows to front, plus a bathroom, comprising a bath, separate shower, WC and basin, plus a window to side.

The main bedroom is at the rear of the house with the views and enjoys a dual aspect and fitted wardrobe. There is an adjacent bedroom, and a

bathroom, comprising a bath with shower over, WC and basin, cupboard and window to side.

Outside, there is an area of front garden by the driveway, with a five-bar gate to the lane, and ample parking for several cars, plus access to the detached garage. There is an additional area of tarmac by the side of the garage, currently separated from the drive by a fence and forming a hardstanding play/store area, but could revert to form further parking, if required.

There is a further area to the front of the house for bins and housing old coal stores. Around the far side of the house is a patio area, complete with pizza oven and its ideal for alfresco dining, with direct access to the dining room and hallway.

Beyond is an area of lawn, with a large apple tree and flower bed borders, leading around the house to the rear expanse of lawn, plus further patio areas and flower bed along the rear of the house by the sitting room and conservatory. This area continues around to the garage and the aforementioned hard-standing and back to the drive. The garden is hedge and fence enclosed.

#### **Planning Permission:**

Full plans are available upon request or online under ref [WD/2019/1234/E](#). The permission will extend the cottage to the rear and remove the conservatory and link the house to the garage. This will form a new, larger kitchen/dining area which would be open plan to the existing sitting room, all opening onto the rear garden and maximising the views. Other ground floor alterations would include a new staircase to the first floor, the forming of a study in the current kitchen, plus new master bedroom suite with ensuite and dressing room and a fifth bedroom at first floor level.



Agents note that the planning permission is deemed to have started, as foundations have been poured, so the planning is open ended.

**Location:**

Nizel Cottage is located off a popular and exclusive country lane on the rural outskirts of Mayfield, within easy access to footpaths for walks into the countryside and across fields to both Mayfield, Tidebrook and The Lazy Fox pub in Mark Cross.

The 16th Century beauty of Mayfield High Street includes facilities such as a small supermarket, post office, butcher, baker, pharmacy, florist, greengrocers and deli as well as GP surgery, dentist and hairdressers.

There are also a couple of cafes and Period Inns, including the renowned Middle House Hotel. There are pretty churches of various denominations, a flourishing primary school and the well-regarded Mayfield School secondary school for girls.

For more comprehensive facilities Tunbridge Wells is approximately 7 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 Cannon 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.

**Material Information:**

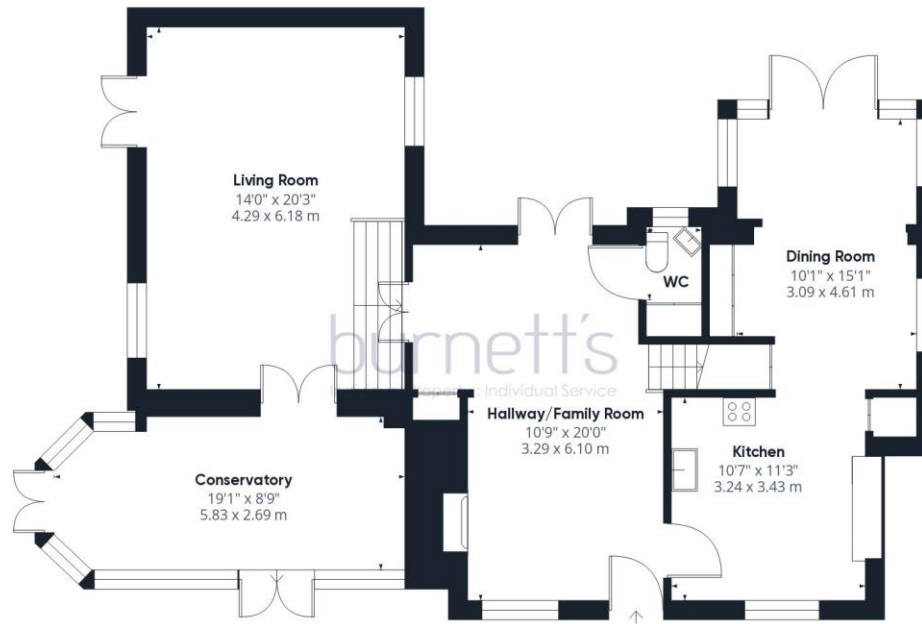
Council Tax Band F (rates are not expected to rise upon completion).



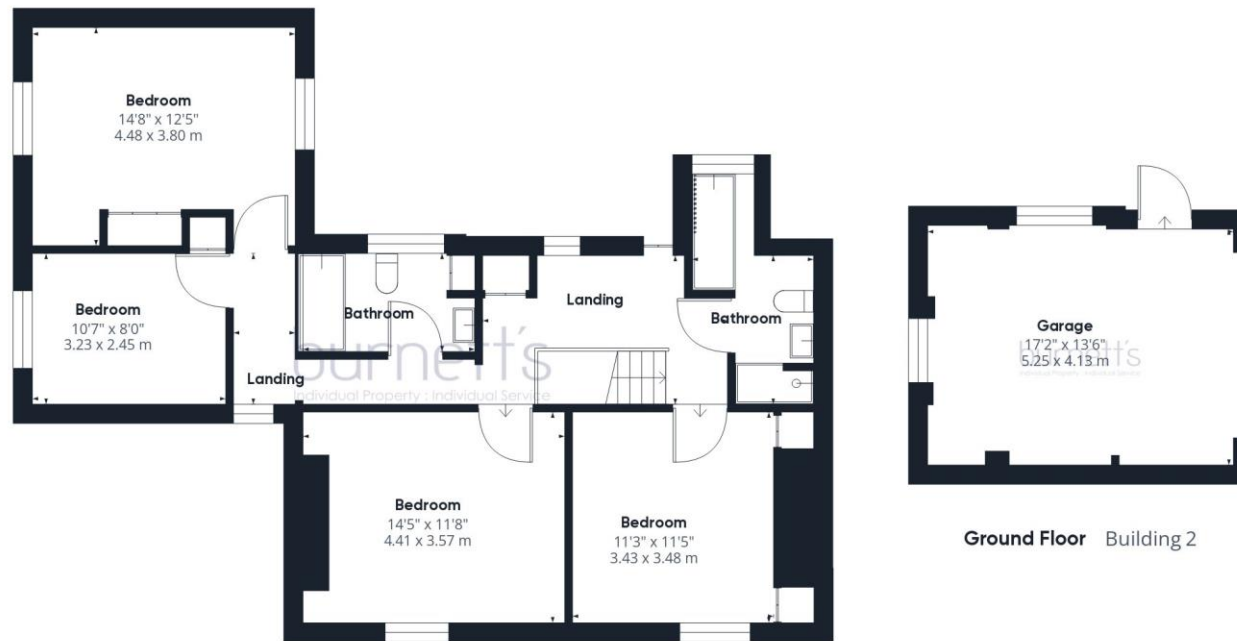
Mains electricity, water, oil fired central heating and private drainage.  
 The property is believed to be of brick and weatherboarded elevations with a tiled roof.  
 We are not aware of any safety issues or cladding issues, nor of any asbestos at the property.  
 The property is located within the AONB.  
 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 very low risk of flooding.  
 Broadband coverage: we are informed that Ultrafast broadband is available at the property.  
 There is limited mobile coverage from various networks.

We are not aware of any mining operations in the vicinity.  
 We are not aware of planning permission for new houses / extensions at any neighbouring properties.  
 The property does not have step free access or accommodation.

Energy performance certificate (EPC)			
Nizel Cottage Lake Street MAYFIELD TN20 6PS	Energy rating	Valid until:	27 June 2034
	<b>E</b>	Certificate number:	0289-1206-7404-2517-0304
Property type	Detached house		
Total floor area	169 square metres		



Ground Floor Building 1



Ground Floor Building 2

Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

2106.71 ft<sup>2</sup>

195.72 m<sup>2</sup>

**Reduced headroom**

1.29 ft<sup>2</sup>

0.12 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate. All parties are advised to verify the accuracy of any details when considering making an offer. These particulars are believed to be accurate at the time of publishing, but we cannot guarantee their accuracy and they should not be relied upon as statements or representations of fact, and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you, particularly if travelling some distance.