Charming Grade II listed cottage in need of modernisation, complete with fabulous views, south facing gardens, parking space, two bedrooms, bathroom, kitchen and sitting/dining room, plus an attached garden room/office/studio and a further shower room. NO CHAIN. EPC Rating tbc

Guide Price: £400,000 Freehold

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Appletree Cottage,

West Street, Mayfield, TN20 6DR

Guide Price: £400,000 Freehold

Apple Tree Cottage located in the quiet historic village of Mayfield. Enter the cottage via an alley and a gate. Step into the tiled entrance hall with a door to the main house and internal window to the kitchen.

The sitting/dining room is a lovely sized room, with a large bay window, including a glass door to the rear patio. The room is light and cosy, with wooden flooring, and a fireplace with an inset wood burner.

Step down from the living area into a glass panelled hallway with tilled flooring, a unique aspect to the cottage leading to the rear garden.

This hallway accesses an office/studio/utility area. This area has glass door to the rear garden, wood panelled ceiling and windows, plus a door to a shower room, comprising a WC, basin and shower cubical, there is ample potential to modernise and create a space to suit one's needs.

The kitchen is accessed directly from the living/dining room, with a window to side and an internal window into the entrance hallway. Lightly coloured units are on three walls, with built in storage, electric hob, dishwasher and space for a large fridge/freezer, plus a metal, circular staircase to the first floor.

The landing offers a built-in cupboard and space for freestanding furniture at the top of the stairwell, plus a window to side.

Bedroom one is a delight with a large bay window allowing panoramic views over to the rother valley and rear garden. A period fireplace and built in wardrobes to either side adds character and charm.

Bedroom two has a window to side, with space for wardrobe and shelving.

The bathroom currently comprises of a blue suite, to include a sink, WC and bath with tiled splashback. A window to front for natural ventilation and light.

It is noted that there is a full length attic space (not inspected).

Outside, the property enjoys a south facing rear garden, including a patio area, path to the parking spot and is otherwise mainly laid to lawn.

The garden is hedge and fence enclosed, creating a pleasant country cottage environment and offer scope for a gardener to enjoy and be creative. A rear garden gate allows access to the parking bay with an adjacent shed, all accessed from South Street

The property is situated just a few meters from the 16th Century beauty of Mayfield High Street. Facilities in the village include a small supermarket with 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.

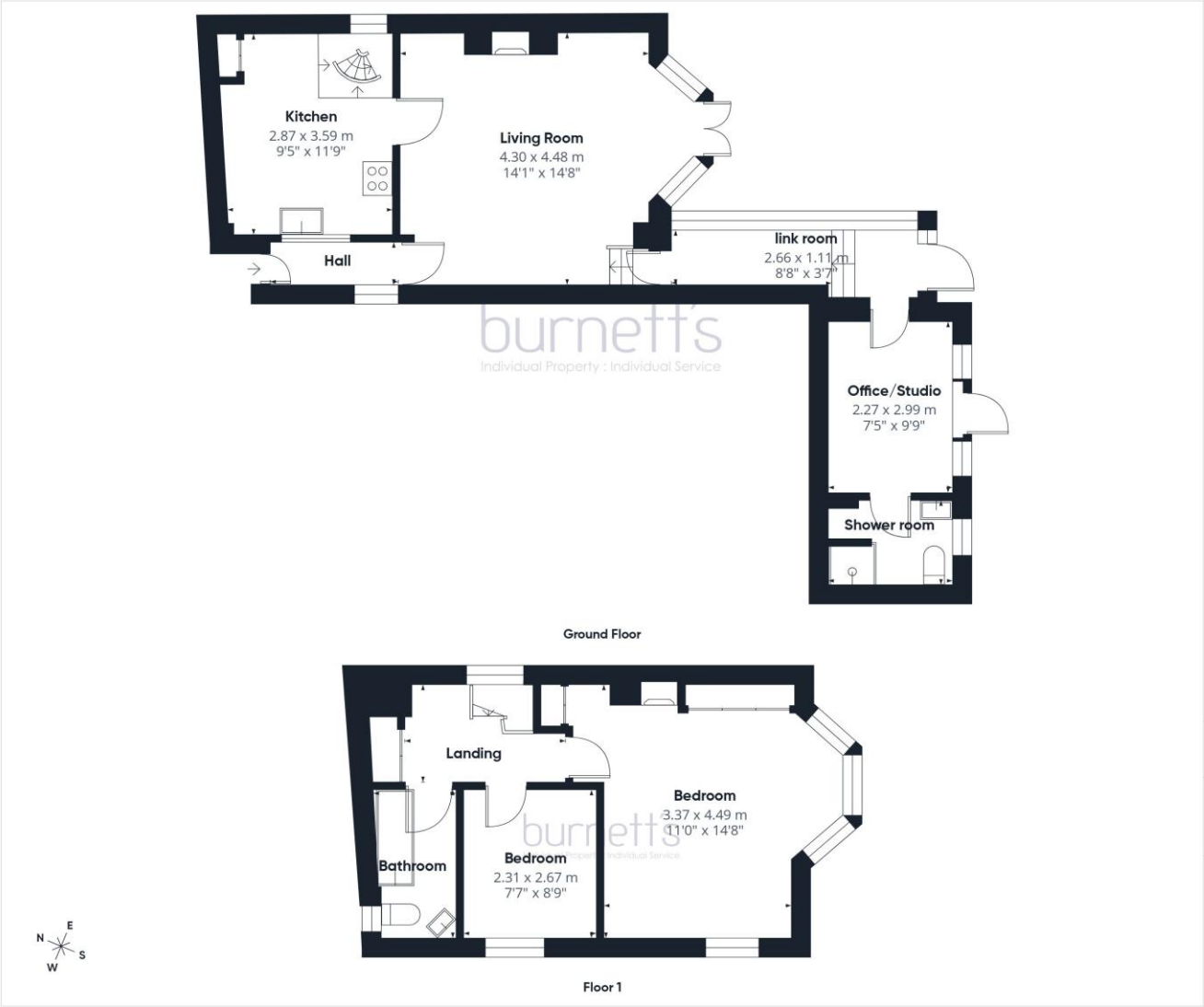
There are pretty churches of various denominations, a flourishing primary school and the well-regarded Mayfield School secondary school.

For 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.

Material Information

Council Tax Band C (rates are not expected to rise upon completion).
Mains electricity, water and sewerage.
The property is believed to be of brick, block and timber construction with tiled roof.
We are not aware of any safety issues or cladding issues.
We are not aware of any asbestos at the property.
The property is located within the AONB and conservation area.
The title has 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.
Mobile Coverage: There is variable 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



"Double Click to Insert EPC"

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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.