



POTTERS COTTAGE, FIRGROVE ROAD,  
CROSS IN HAND, EAST SUSSEX, TN21 0SS

**MANSELL**  
**McTAGGART**  
ESTATE AGENTS SINCE 1947



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COVERED ENTRANCE \* VAULTED KITCHEN \* SITTING/DINING ROOM WITH INGLENOOK FIREPLACE AND WOOD BURNING STOVE \* FULLY VAULTED PRINCIPLE BEDROOM \* FURTHER BEDROOM \* FAMILY BATHROOM \* STUNNING FAR REACHING VIEWS TOWARDS THE NEIGHBOURING COUNTRYSIDE AND SOUTH COAST BEYOND \* IMPRESSIVE CONVERTED PITCHED ROOF GARAGE \* SUMMERHOUSE \* ATTRACTIVE LANDSCAPED REAR GARDENS \* HARD STANDING PROVIDING PARKING FOR A NUMBER OF VEHICLES \* DRIVEWAY \* WEALTH OF PERIOD FEATURES

PRICE: £390,000 FREEHOLD

A beautifully positioned detached period cottage with an impressive converted clay pitched roofed garage providing a useful studio/day room and home office, enjoying stunning far-reaching view towards the neighbouring countryside and south coast beyond. This magnificent home offers a wealth of period features with an inglenook fireplace to the sitting/dining room, exposed wall and ceiling timbers and latch doors throughout. The detached pitched roofed garage is a particular feature having been significantly improved and converted to provide a studio/day room and home office with French doors leading to a raised decked terrace enjoying fine rural views towards the coast. The property comprises in brief on the ground floor: an impressive vaulted kitchen, a sitting/dining room with oak flooring and an attractive inglenook fire place with wood burning stove. The first floor provides a fully vaulted principle bedroom with exposed timbers enjoying fine rural views, a further bedroom and a family bathroom. Outside: there is a private driveway which in turn leads to the converted garage with store. The front of the property provides hardstanding for a number of vehicles with a picket style gate giving access to the covered entrance. The rear gardens have been beautifully landscaped with a block paved seating terrace adjoining the rear of the property with shallow steps leading to a level lawn and summerhouse and a raised decked terrace. EPC F.

The property is situated in the heart of this popular village which offers a bakers, farm shop, local inn and petrol station with convenience store as well as various leisure facilities including Tennis, Bowls and Rugby clubs and a children's playground. Heathfield High Street is within a short drive which offers a comprehensive range of shopping and leisure facilities including banks/building societies, a post office and supermarkets. The area is well serviced with a wide selection of schooling for all age groups including Heathfield Community College. The Royal Spa town of Tunbridge Wells is also within close proximity of approximately 15 miles which offers a more comprehensive range of shopping and entertainment facilities.

COVERED ENTRANCE: Wooden door into:

FULLY VAULTED KITCHEN: 23'3 x 7'4 Comprising one and a half bowl stainless steel sink set in a roll edge work surface with a matching range of oak units to base level, integrated Neff dishwasher, built-in four ring Neff ceramic hob with oven beneath and extractor above, integrated freezer, space for concealed tumble dryer, wall light points, exposed timbers, Velux windows, double glazed wooden framed windows overlooking the front and side of the property, tiled flooring, staircase rising to the: FIRST FLOOR: exposed brick feature wall, radiator.

SITTING/DINING ROOM: 19'9 x 11'6 Attractive inglenook fireplace with wood burning stove and timber mantle, brick hearth, exposed ceiling and wall timbers, double glazed windows overlooking the rear of the property enjoying stunning far reaching views towards the neighbouring countryside and beyond, useful under stairs storage cupboard, glazed window overlooking one side of the property, oak flooring, radiators, wall light points.

From the: KITCHEN: a staircase rises to the: FIRST FLOOR: Exposed ceiling and wall timbers.

BEDROOM 1: 10'10 x 10'4 Beautifully vaulted with exposed ceiling and wall timbers, double glazed window overlooking the front of the property enjoying stunning far-reaching views towards the neighbouring countryside and beyond, radiator.

BEDROOM 2: 7'8 x 6'5 Fully vaulted with double glazed window overlooking the front of the property enjoying stunning far-reaching views towards the neighbouring countryside and beyond.

FAMILY BATHROOM: Comprising panel enclosed bath with Victorian style mixer tap and handheld shower attachment, low level WC, pedestal wash basin with chrome taps, radiator, vinyl flooring, exposed ceiling timbers, down lights, double glazed window overlooking the rear of the property enjoying stunning far reaching views towards the neighbouring countryside and beyond, extractor fan.

REAR GARDENS

A block paved seating terrace immediately adjoins the rear of the property with shallow steps rising to a level lawn flanked by well stocked flower and shrub beds with a mature apple tree and a timber SUMMER HOUSE with power and light connected. Raised decked terrace with DETACHED PITCHED ROOF CONVERTED GARAGE: glazed French doors into: STUDIO ROOM/DAY ROOM: 13'5 X 8'8 Laminate flooring with under floor heating, wall light points: SEPARATE OFFICE: 8'8 X 7'9 Part vaulted ceiling, wall light points, wood laminate flooring with under floor heating. Outside courtesy light, gate to one side giving access to the driveway.

FRONT GARDENS

The front of the property is approached by a PRIVATE DRIVEWAY leading to the converted PITCHED ROOF GARAGE: Wooden timber doors to a useful STORE, to one side of the garage there is a TIMBER SHED, outside courtesy light and LOGGIA, whilst the front of the property is approached by a DRIVEWAY which in turn leads to HARD STANDING with parking for a number of vehicles and a brick raised flower and shrub bed enclosed by hedging and a picket style fence to one side.

### ***VIEWING STRICTLY BY APPOINTMENT WITH MANSELL McTAGGART***

PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.





