



WOOD & PILCHER



- 3 Bedroom Converted Granary
- Sought After Village Location
- Large Garden Backing onto Fields
- Bathroom & En Suite Shower
- On Street Parking
- Energy Efficiency Rating: E

Blacksmiths Lane, Wadhurst

GUIDE £475,000 - £500,000

woodandpilcher.co.uk

The Granary Cottage, Blacksmiths Lane, Wadhurst, TN5 6DN

Originally believed to have been built during 1752 as a grain store and then later converted during the 1980's, it now provides what is a most attractive and truly individual three bedroom home with accommodation of approximately 1205 square feet arranged over three levels. The property's sympathetic conversion includes some wonderful features with exposed timbers, high ceilings, velux skylights and a wrought iron spiral staircase from the first floor landing to the master bedroom which has its own en suite shower room. There is a generous open plan living space and kitchen with separate dining area whilst externally there is a superb fully enclosed private rear garden with large decked terrace and summerhouse providing an excellent area for outdoor entertaining whilst enjoying the far reaching views across the adjoining field and countryside towards Bewl Water. The combination of a period property with unique features set in the heart of a bustling village makes this an incredibly rare property and interested applicants should view without delay.

The accommodation comprises. Panelled entrance door with small glazed window to:

ENTRANCE HALL:

Oak flooring, single radiator, glazed door to:

OPEN PLAN LIVING SPACE:

Oak flooring, coved ceiling, wall lighting, radiators with decorative covers, power points, TV point. Built in meter cupboard. Window to front with fitted venetian blind. Open aspect to:

KITCHEN AREA:

Fitted with a range of panelled wall and base units with wood block work surfaces. White Butler style sink with mixer taps. Fitted gas Range cooker with five gas burners and twin ovens. Tiling adjacent to worktops, oak flooring, window to side. Utility cupboard containing space for standing an upright fridge/freezer, plumbing for washing machine, oak flooring, light and power.

DINING ROOM:

Tiled flooring, power points. Velux style window, small window to rear and part glazed door giving rear access. Wall cupboard containing the gas fired boiler.

Stairs from entrance hall to:

FIRST FLOOR LANDING:

Two velux style windows, single radiator, built in airing cupboard containing the hot water tank.

BATHROOM:

White suite comprising of 'slipper' style bath on ball and claw feet with mixer tap and hand shower spray, pedestal wash hand basin, low level wc. Single radiator, the walls are mainly tiled. Velux style window.

BEDROOM 2:

A large double room with window to front, power points, double radiator.



BEDROOM 3:

A further double room with window to rear, power points, single radiator. Freestanding triple wardrobe.

A wrought iron spiral staircase with wood treads leads to:

SECOND FLOOR & MASTER BEDROOM:

Laminate wood flooring, exposed ceiling and wall timbers, single radiator. Small velux style window and windows to front, wall lighting. Door to:

EN SUITE SHOWER ROOM:

White low level wc, small wash hand basin with monobloc mixer tap and cupboard beneath, corner shower cubicle with plumbed in power shower. Chrome towel rail/radiator. Wood effect vinyl flooring, window to side. Hanging rail, access to recessed storage cupboard containing the cold water tank.

OUTSIDE REAR:

A small shared pathway leads to a private gate which opens onto a private brick paved path leading to this property's fully enclosed private garden. The garden is an amazing space not directly overlooked and is mainly laid to lawn with a variety of shrubs and plants. There is a large raised deck and recently purchased summerhouse, ideal for those who might want to work from home or for use as a studio or perhaps just storage for the garden furniture. The garden itself backs onto a field and enjoys open views across surrounding countryside towards Bewl Water.

OUTSIDE FRONT:

On street parking.

SERVICES:

Mains water, electricity and gas central heating.

SITUATION:

The property is situated within the heart of the bustling village of Wadhurst with its high street providing an excellent range of shops and services for every day needs, including a Jempson local store, café, butcher, baker, greengrocer, book shops, pharmacy, post office, florist, off licence, banks, public houses as well as a doctors surgery, dentist, primary school and the well regarded Uplands Community College and sports centre. For the commuter Wadhurst main line station lies within 0.5 of a mile distance and provides a regular service to London Charing Cross/Cannon Street in approximately just under 1 hours travelling time. The A21 is also within easy reach and links with the M25. The regional centre of Tunbridge Wells is approximately 5 miles distance and provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres. The beautiful surrounding countryside is designated an area of outstanding natural beauty and includes Bewl Water reservoir, reputedly the largest area of inland water in the south east where a wide range of water sports and country pursuits can be enjoyed.

TENURE:

Freehold

VIEWING:

By appointment with Wood & Pilcher 01892 511211



Approx. Gross Internal Area
1205 sq. ft / 112 sq. m

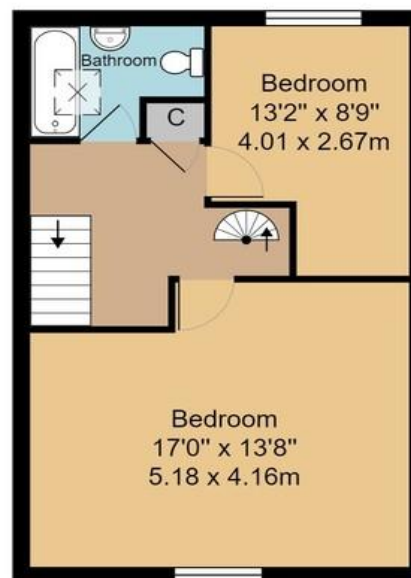
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



Second Floor



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems shown have not been tested and no guarantee as to their operability or efficiency can be given.

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