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Offered with no onward chain - an enchanting, Grade II listed, two bedroom, end-of-terrace cottage, finished beautifully, accompanied by over a quarter of an acre including gated off-road parking and planning/foundations for a detached home office/garden store with utility room, located about half a mile from the station and about a mile from the town centre. EPC: D

Offers in Excess of £425,000 Freehold



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Inglenook Cottage

Station Road, Wadhurst, TN5 6RU

Offers in Excess of £425,000 Freehold

The property is believed to date back to circa 1620 and forms the eastern end of terrace in a row of four cottages known as Savage Pit Cottages, which are collectively Grade II listed. This cottage was extended in 2004 and has been beautifully refurbished over the years.

Points of note include:

- Bespoke, beautifully crafted, Oak joinery including thumb-latch internal doors, an Oak staircase and a stable-style, half-glazed rear entrance door with Oak canopy above.
- Large inglenook fireplace housing a woodburning stove in the sitting room.
- Stone flooring in the kitchen and dining room.
- Vaulted ceilings in the two bedrooms, kitchen and bathroom.
- A beautifully appointed kitchen with freestanding AGA, Belfast sink, wooden worktops, marble tile splashbacks, integrated washing machine and fridge freezer.
- Lefroy Brooks bathroom suite with shower mounted over the bath.
- Secondary glazing to the front elevation windows.

The rarity of this property comes not only from the finish of the cottage but the fact that it is accompanied by a large plot of land, amounting to about 0.28 of an acre in total. This includes a pretty, cottage garden to the front of the house, a paved patio to the rear with former outside WC/brick outhouse, generous off-road, gated parking with the foundations in place for a detached home office, garden store and utility room (planning permission WD/2024/0341/F), and the remaining land is a blank canvas but could be turned into a small homestead for growing vegetables or having chickens or pigs, or it could be turned into a beautiful garden. There may even be future potential for development, subject to the usual consents.

The vendor is not intending on building the home office building, although the foundations and drainage are in place, which has saved the planning. Subject to any necessary consents, this could be adapted to suit other needs. For example it could be a garage or workshop.

The property lies on the fringe of Wadhurst, about half a mile from the mainline station and about a mile from the town centre.

The station has services to London Charing Cross and Cannon Street (London Bridge in about 55 minutes). It also links to nearby Tunbridge Wells and down to Hastings should you wish to have a day on the beach or pop into town for a night at the theatre. There is

also a bus service to Tunbridge Wells and Hawkhurst, with stops in Durgates and down at the station.

Wadhurst offers a good selection of local amenities and has a strong community spirit with churches, social and sporting groups to get involved with, should you so wish. There are cafes, pubs, restaurants/food outlets, a butcher, pharmacy, hairdressers and post office facilities, a doctors and dentist, and much more. Wadhurst also has a good primary, pre-school, secondary Academy and Catholic Prep School. Tunbridge Wells is just over 5 miles away (or two stops away on the train), offering a broader selection of shops and amenities including large supermarkets, High Street and boutique fashion outlets, a theatre and cinema.

The area is designated as a National Landscape and there are some wonderful countryside walks to enjoy. Bewl Water and Bedgebury Pinetum are not far away.

Material Information:

Wealden District Council. Tax Band C (rates are not expected to rise upon completion).

Mains Gas, electricity, water and drainage.

The property is believed to be of brick and timber construction with half-tile-hung and part weather-boarded elevations under a clay and slate tile roof.

We are not aware of any safety or cladding issues or of any asbestos at the property, although there has been some damp in wetter weather.

The property is located within the High Weald National Landscape.

The title has easements which, as we understand it, relate to the neighbours' rights of way by foot to cross over the back garden and driveway of this property. South Eastern Electricity Board also have a right of access over the same. We also understand that No.2 has a right of way by foot over a pathway that leads to the driveway to Marling House and Puck Hill, although neither has been regularly used. We suggest you seek legal advice on the title.

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

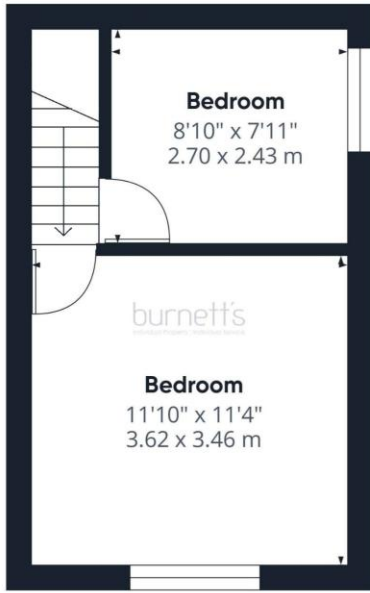
Broadband coverage: According to Ofcom, Ultra-fast broadband is available to this property.

Mobile Coverage: There is variable mobile coverage from various networks.

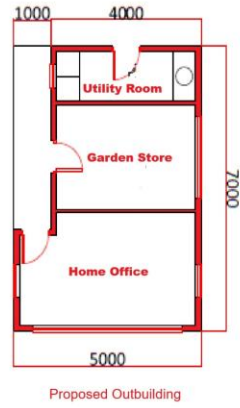
We are not aware of any mining operations in the vicinity.

Planning permission has been sought for a detached 4 bedroom house a little way up the road on the other side. Outline planning was also sought to build houses on land to the North of Marling House, but this has since been withdrawn.

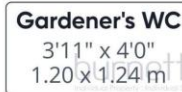
The property has step free access to the ground floor.



First Floor



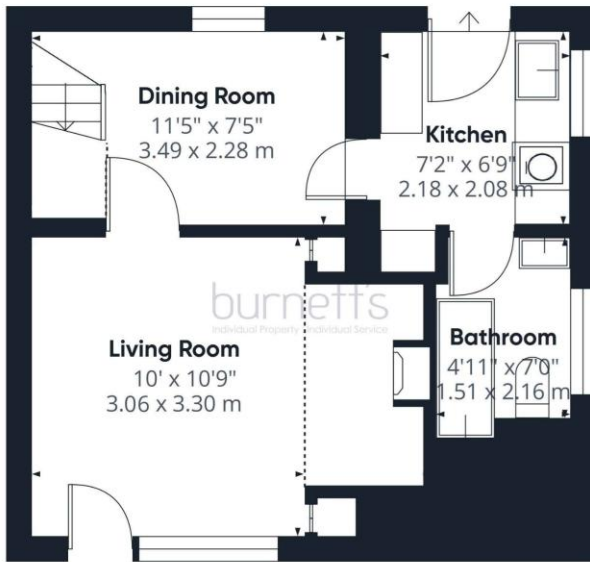
Proposed Outbuilding



Gardener's WC
3'11" x 4'0"
1.20 x 1.24 m

Approximate total area
549 ft²
51 m²

Reduced headroom
37 ft²
3.5 m²



Ground Floor

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

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

