

**RUSH
WITT &
WILSON**



**Barley Cottage, Main Street, Beckley, East Sussex, TN31 6RS.
£385,000 Freehold**

An exceptionally well presented three bedroom semi-detached cottage occupying a private, semi-rural position backing onto open farmland. Located within the favoured Village of Beckley this delightful home has offers spacious living accommodation throughout comprising a 20' main living room with inglenook fireplace and wood burning stove, contemporary fitted kitchen with Corian work surfaces and adjoining sun/dining room, utility room and ground floor bathroom suite. To the first floor are three principle bedrooms including a generous master bedroom with fitted wardrobes, and main shower room. Outside benefits from a shingled courtyard extending to a larger, established and well stocked garden enjoying a pleasant rural aspect to the adjoining fields and pond with a raised decked terrace providing the ideal summer evening alfresco dining space. The property also benefits from a detached ancillary studio with lapsed permissions for proposed extension facilitating a one bedroom annex. Planing reference - RR/2017/1405/P .To the front offers off road parking over a shingled driveway.



Front

Shingled driveway to front accessed via wooden five bar gate, front garden laid to lawn with planted borders and mature hedgerow to front, shingled path to side with paved stepping stones leading to rear elevations, climbing Wisteria to front, UPVC door to entrance porch.

Entrance porch

UPVC front door, inset coir mat, UPVC window to front, ceiling light, internal glazed door to main sitting room

Living room

20'2 x 11'4 (6.15m x 3.45m)
Internal glazed door from entrance porch, tumbled limestone flooring, electric underfloor heating, exposed ceiling joinery, timber window to front aspect, large inglenook brick fireplace with Oak bressumer with cast iron wood burning stove over a brick hearth, feature fireplace lighting, storage recess with cupboard housing consumer unit, turned painted timber staircase to first floor with cupboard below, various power points, internal glazed door to utility room, airing cupboard complete with slatted shelving, internal glazed door to lobby and ground floor bathroom.

Lobby

Internal glazed door from living room, limestone flooring, ceiling light, obscure glazed timber door to bathroom with transom window over.

Ground floor bathroom

8'9 x 4'9 (2.67m x 1.45m)
Internal obscure glazed door from lobby, LVT flooring, obscure UPVC window to rear aspect, pedestal wash basin with tile splash backs, chrome ladder heated towel rail push flush WC, bath with power shower over.

Stairs and landing

Turned painted timber staircase to first floor landing, ceiling light, rope hand rail, carpeted landing, small access panel to loft over, power point.

Kitchen

14'2 x 9'4 (4.32m x 2.84m)
Pine ledged door with Suffolk latch from living room, tile LVT flooring, timber bay window to front aspect with window seat, electric heater, open access to adjoining sun room to one end, kitchen hosts a selection of fitted contemporary

base and wall units with grey high gloss doors beneath white Corian works surfaces and matching up stands, under mounted one and half stainless bowl, various above counter level power points, under mounted NEFF oven, four ring NEFF induction hob over, Corian slash back, integrated NEFF dishwasher, selection of soft closing pan drawers, two tower storage units forming larder, under mounted fridge.

Sun room

11'9 x 9' narrowing to 7'5 (3.58m x 2.74m narrowig to 2.26m)
Open access from kitchen, stone effect LVT floor tiling, space for table, open access to utility room, pitched glass roof with ceiling light, UPVC windows to side and rear with rural aspects, further UPVC french doors and sidelight windows providing access to shingled courtyard to rear, wall lights, electric heater.

Utility room

9'1 x 7'5 (2.77m x 2.26m)
Open access from sun room, internal glazed door to living room, external UPVC stable door to rear with sidelight window, stone effect LVT flooring, fitted base and wall units with painted shaker style doors beneath granite work surfaces with machined drainer grooves, under mounted FRANKE stainless bowl with drainer and tap, integrated 50/50 fridge / freezer, ceiling down lighters, fitted granite work surface with space below, access panel to loft over, power points.

Bedroom 1

10'9 x 10'7 (3.28m x 3.23m)
Internal pine door, carpeted flooring, painted feature Victorian fireplace, fitted painted wardrobe to alcove with drawer below, timber window to front aspect, ceiling down lights, exposed joinery, full length fitted wardrobes and vanity unit with mirror over, power points.

Bedroom 2

12' x 8'8 (3.66m x 2.64m)
Internal pine ledged door, carpeted flooring, ceiling joinery, electric heater, UPVC window to rear aspect enjoying elevated views to fields behind, power points.

Bedroom 3

9'4 x 7'7 (2.84m x 2.31m)
Internal door, engineered Oak flooring, access panel to loft

over, timber window to front aspect, ceiling light, power points.

Shower room

Internal door, tile effect vinyl flooring pedestal wash basin with tile splash back, chrome ladder heated rail, push flush WC, shower enclosure with sliding door and contemporary concealed shower mixer, timber window to rear aspect, ceiling light and extractor fan.

Gardens

Private shingled rear garden with rural aspect to adjoining countryside, access to side leading to front, external tap, picket gate with narrow shingled pathway leading to further seating area, garden shed, detached studio, further gate to front, main lawn hosting a selection of established and well stocked borders, conifers, greenhouse and vegetable bed, various delightful seating areas with aspect over natural pond (owned by neighbouring land owner), raised decked terrace with trellised Pergola providing an ideal alfresco dining or relaxing space with Westerly orientation.

Detached studio

17'4 x 7'3 restricted headroom to one end (5.28m x 2.21m restricted headroom to one end)
Double hardwood external glazed doors, engineered Oak flooring, window to front, exposed joinery, power points, electric radiator. NOTE - Lapsed permissions for proposed extension to existing detached ancillary building to create annex - planning reference RR/2017/1405/P - drawings available upon request.

Services

Electric heating.
Mains drainage.
Local Authority - Rother District Council Band D

Agents note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







GROUND FLOOR
APPROX. FLOOR
AREA 690 SQ.FT.
(64.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 418 SQ.FT.
(38.9 SQ.M.)

GARDEN ROOM
APPROX. FLOOR
AREA 179 SQ.FT.
(16.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1287 SQ.FT. (119.6 SQ.M.)

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 no responsibility is 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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