

**RUSH
WITT &
WILSON**



**1 Pear Tree Cottage, Main Street, Northiam, East Sussex, TN31 6LG.
£389,950 Freehold**

A stunning two bedroom semi-detached unlisted cottage occupying a prime central position of Northiam Village providing immediate access to the popular amenities and well renowned Great Dixter House & Gardens. This delightful home enjoys a bright and exceptionally well presented living space comprising an entrance porch, ground floor shower room suite, central dining room with attractive brick fireplace, spacious kitchen with integrated appliances and beautiful double aspect main living room with open fireplace. To the first floor comprises a sizeable main bedroom to the front and further generous guest double bedroom complimented with a traditional style en-suite bathroom. Externally the property is approached via a private gated driveway providing ample off road parking, detached 19ft garage / workshop and area of lawn with well established rose borders, high level gates then lead to a privately enclosed and low maintenance garden with sleeper edged perennial flower beds complete with summerhouse and decked seating area. The property has lapsed consents for a single storey rear extension - ref RR/2008/1160/P, drawings available upon request. Northiam Village benefits from a choice of excellent walking routes, two convenience stores, award winning Doctor's surgery, Opticians, Dentist surgery, popular Bakery and Hardware store. Further High Street Shopping is available and Tenterden and Rye just a short Drive away.



Beautiful painted front door with stain glass led viewing pane into:

Vestibule

Coir matting, door through to dining room, door into:

Shower Room

8'3 x 7'2 (2.51m x 2.18m)

Obscure UPVC windows to side and front, oak flooring, radiator, tower unit housing Vaillant gas boiler, ceramic tiles, concealed push flush wc, wall hung vanity unit, extractor fan, large double walk in shower enclosure with ceramic wall tiles, concealed shower mixer, large rainfall head and rinser attachment, niche with recessed lighting, wall mirror.

Dining Room

12'4 x 12'6 (3.76m x 3.81m)

UPVC window to the side aspect, oak flooring, radiator, turned carpeted staircase rising to the first floor, space for dining table and chairs with pendent lighting over, beautiful exposed brick fireplace, brick hearth housing a coal effect cast iron gas stove, understairs storage cupboard via painted low level door complete with built in shelving housing the consumer unit, painted timber wall panelling, open access to:

Sitting Room

13'7 x 12'6 (4.14m x 3.81m)

UPVC bay window to the front, further UPVC window to side, oak flooring, radiator, beautiful arched Victorian style open fireplace with stone surround and polished stone hearth, TV connection.

Kitchen

14'5 x 7'8 (4.39m x 2.34m)

UPVC window to the rear, French glazed doors with views and access onto the side deck terrace, oak flooring, combination of recessed downlights and pendant lighting, radiator, painted timber wall panelling. The kitchen comprises a range of fitted base and wall units with contemporary high gloss doors, oak block countertops, one and a half ceramic sink with side drainer and tap, ceramic tiled

splashbacks, five ring AEG gas burner with range master extractor canopy and light over, integrated slim line whirlpool dishwasher, integrated Zanussi washer, variety of above counter level power points with USB charge ports, phone point, tower units incorporating integrated fridge/freezer, integrated microwave oven with warming drawer below, further integrated oven with grill.

First Floor

Landing

UPVC window to side, pendant lighting, painted door with shallow edge stairs rising to loft, doors off to the following:

Master Bedroom

11'9 x 12'7 (3.58m x 3.84m)

UPVC window to front, carpet as laid, radiator.

Bedroom Two

9'6 x 12'6 (2.90m x 3.81m)

UPVC window to the side, carpet as laid, radiator, pendant lighting, exposed brick feature fireplace with timber seal, step down with internal pine ledge door through to:

En-Suite Bathroom

5' x 6'3 (1.52m x 1.91m)

Obscure UPVC window to the front, wood effect LVT flooring, painted timber wall panelling, concealed push flush wc, double ended bath suite with central taps and rinser, vanity unit with basin and cupboard below.

Loft

Velux window to side, power and lights.

Outside

Front/Side Gardens

Double low level picket gates leading onto a n aggregate driveway providing off road parking for three/four vehicles, beautiful area of lawn with a variety of both perennial, flowering shrubs and rose borders, specimen camellias, the driveway extends

to a garage/workshop, external power and lights, high level painted close board fencing and gate from the driveway extending into a beautiful low maintenance cottage style garden, aggregate pathway leading to the main entrance, sleeper edge shingled perennial borders, railway steps leading to the rear of the garage/workshop. The garden is fully enclosed by high level close board fencing, bin storage area, decked seating area with external lighting, external tap, timber garden store, potting area,

Summerhouse

12'5 x 9'6 (3.78m x 2.90m)

French doors to the front, UPVC windows to each side, power supply, lighting with dimmer controls, decked terrace.

Garage/Workshop

12' x 19'9 (3.66m x 6.02m)

High level timber doors to the front, window and external door to rear, power and lights.

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.

Council Tax Band – D

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.







Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		83	
		57	

England & Wales EU Directive 2002/91/EC

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