

Forge Cottage, 3 Forge Lane, Staplecross, East Sussex, TN32 5QE.
£550,000 OIEO Freehold

An attractive five bedroom semi-detached Grade II listed cottage set within a generous 0.26 acre plot complete with detached double garage located within the highly desirable village of Staplecross. Considered in need of renovation throughout this impressive family home offers a generous ground floor living space comprising a spacious main living room with attractive timber wall panelling, large Inglenook fireplace and fitted wood burning stove, well-lit office or study, double aspect dining room with open fireplace, kitchen/breakfast room and shower room/wc. To the first floor there are three principal double bedrooms to include a spacious master each with fitted wardrobes in addition to a main bathroom suite. To the second floor are three further optional bedrooms or hobby rooms. Outside enjoys a private rear garden, predominantly laid to lawn with large workshop and paved seating area. To the front enjoys ample off road parking over a private driveway leading to a detached double garage with room above. Staplecross Village enjoys a newly managed and family friendly pub serving food, Village store with post office, well regarded local Primary school and also provides easy access to both the A21 and only 5.5 miles from Robertsbridge mainline station with regular services to London Charing Cross.



Reception Hall
7'5 x 7'4 (2.26m x 2.24m)
Hardwood front door leading into the reception hall with a turned hardwood staircase extending to the first floor galleried landing, window side light windows to the front, radiator, doors leading to living and dining rooms.

Living Room
16'8 x 13' (5.08m x 3.96m)
Window to front, radiator, beautiful exposed joinery, hardwood oak flooring, large inglenook fireplace with exposed brickwork and oak bressumer, cast iron wood burning stove over a quarry tiled hearth with door to the kitchen and a further door into an office, storage cupboard to alcove via a door with hanging rail, hardwood timber wall panelling.

Office
12'7 narrowing to 9'8 x 10'3 (3.84m narrowing to 2.95m x 3.12m)
Two hardwood windows to the rear aspect, access panel to loft.

Kitchen
14' x 10'3 (4.27m x 3.12m)
Internal windows to lean-to utility to the rear, exposed joinery, quarry tiled flooring, open access to the rear lobby. The kitchen hosts a variety of matching base and wall units with shaker style doors, inset beneath stone effect laminated countertops, inset composite bowl with drainer and tap, inset four ring electric hob with under mounted Neff oven, fitted extractor canopy and light above, integrated dishwasher, fridge and freezer below counter level, internal window to lobby.

Lobby
Quarry tiled flooring, radiator, internal window to kitchen, stable door to rear, internal doors to downstairs shower room and dining room.

Downstairs Shower Room
7'4 x 7'2 (2.24m x 2.18m)
Window to rear, push flush wc, basin, shower cubicle with power shower, extractor, heated towel radiator, exposed joinery, cupboard housing the Worcester Bosch gas boiler, quarry tiled flooring.

Dining Room
17' x 13'5 (5.18m x 4.09m)
Window to front, radiator, exposed joinery, space for dining table and chairs, painted exposed brick open fireplace with brick hearth, French doors to side.

First Floor

Landing
Radiator.

Bedroom Three
11'2 x 9'4 (3.40m x 2.84m)
Window to front, timber flooring, radiator, built-in wardrobes complete with hanging rails and shelving.

Bedroom Two
11'7 x 10'6 (3.53m x 3.20m)
Window to rear, radiator, built-in wardrobes, exposed joinery, access panel to loft.

Bathroom
9'2 x 6' (2.79m x 1.83m)
Window to side, pedestal wash basin, push flush wc, heated towel radiator, panelled bath suite, linen cupboard with slatted shelving.

Inner Landing
Linen cupboard with internal door to a narrowing staircase leading to the attic rooms and further bedrooms.

Master Bedroom
18' x 11'6 (5.49m x 3.51m)
Window to front, radiator below, exposed joinery, built-in wardrobe with hanging rail.

Bedroom Four
15'4 x 11'6 (4.67m x 3.51m)
Window to side, exposed joinery, vaulted ceiling, light and power points.

Hobby Room
13'5 x 11'2 (4.09m x 3.40m)
Window to side, velux window to rear, access to a further bedroom.

Bedroom Five
10'8 x 9' (3.25m x 2.74m)
Window to rear, vaulted ceiling with exposed joinery, restricted headroom.

Outside

Front Garden
Laid to lawn enclosed by mature hedgerow, planted shrub borders, timber gate, pedestrian gate and brick path leading to front door, external lighting, paved path to front leading to side, side terrace with further external lighting, brick retaining wall with flower and shrub borders. The driveway extends to a detached garage access and open access to the rear garden.

Rear Garden
Brick paved terrace from the rear elevations, this then leads onto a level area of lawn, privately enclosed by partial fencing and mature conifer hedgerow, further paved seating area, access to a detached workshop, level area of lawn enclosed by panelled fencing, specimen oak tree, access to:

Outhouse
11'3 x 7'5 (3.43m x 2.26m)
Accessed via a part glazed door with timber windows to each side aspect and the rear aspect with a pitched polycarbonate roof, consumer unit and electric meters, power points and tap.

Detached Workshop
19'9 x 12'8 (6.02m x 3.86m)
High level doors, window to rear and front, power supply and lighting.

Off Road Parking
For several vehicles over a concrete driveway which is accessed via timber five bar gate.

Detached Double Garage
Via double high level doors, window and side door, studwork partition with the left hand bay measuring 18'8 x 16'9 to one end (5.66m x 5.11m), ceiling strip lights and power points. The second bay with high level double doors and studwork partition with an internal door providing a storage room measuring 18'8 x 8'5 (5.96m x 2.57m). Internal timber staircase led from the first bay leading to a boarded eaves space with pitched ceiling with power supply and lighting.

Services
Mains drainage and mains gas.

Agents Note
Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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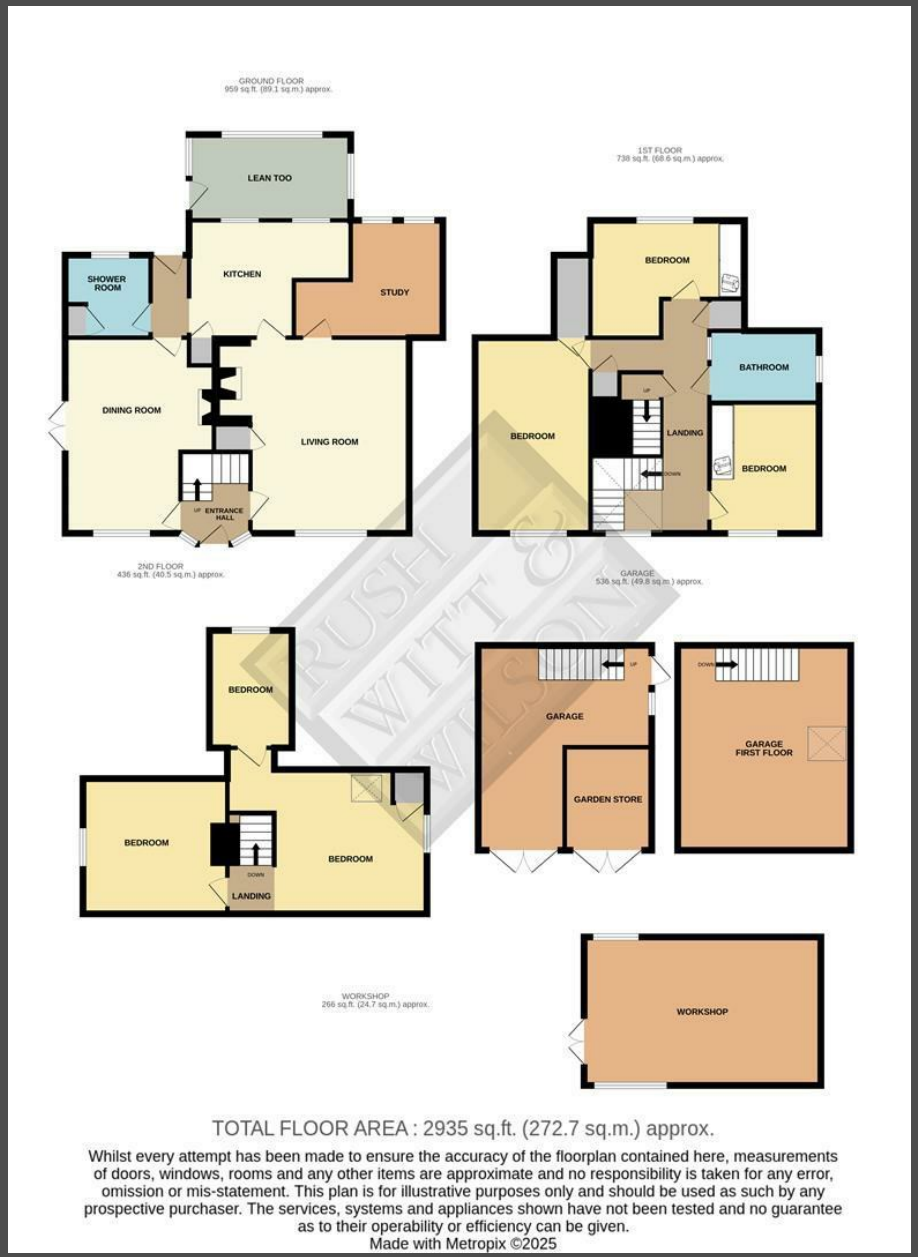

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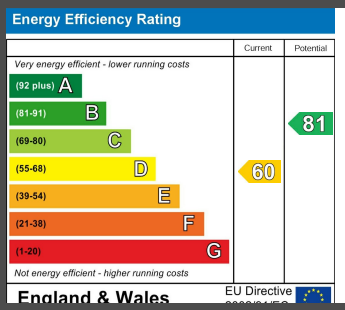

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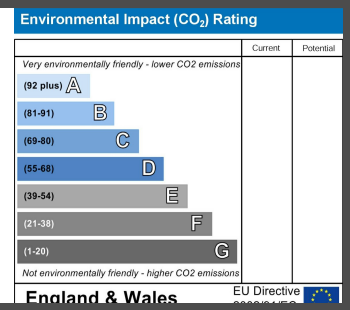

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Relocation agent network

Ambellia Main Street
Northiam
East Sussex
TN31 6LP
Tel: 01797 253555
northiam@rushwittwilson.co.uk
www.rushwittwilson.co.uk