Shearfold Cottage, Stubb Lane, Brede, East Sussex, TN31 6EH.
£550,000 Offers in excess Freehold

An attractive four bedroom semi-detached Grade II listed Cottage occupying a peaceful country lane position enjoying extensive rear gardens / paddock to 0.4718 acre complete with two bay stable block & double Oak framed Heritage garage. Located within the highly desirable Village of Brede this delightful home offers spacious accommodation arranged over two floors comprising a main living room with fitted wood burning stove, separate dining room with open fireplace, kitchen / breakfast room with walk-in larder, adjoining utility room and cloakroom. To the first floor are four principle bedrooms and a newly installed shower room suite. Outside the property is set back from the lane, approached via a private five-bar gated entrance providing extensive off road parking leading to an Oak framed Heritage style garage, delightful cottage gardens to front with a paved terrace to the rear leading onto an open garden / paddock with two bay stable block privately enclosed by specimen trees.

Front
Accessed from lane via wooden five bar gate, extensive shingled driveway leading to Oak framed heritage double garage and access to rear terrace and gardens, front garden is enclosed by mature hedgerow and specimen trees, close board feather-edged fencing to side with railway sleeper retaining wall, covered entrance to side elevations with door to kitchen and utility room, brick edged path from driveway leading to traditional Cottage front garden hosting a selection of perennial and rose borders, specimen shrubs, hardwood front door with viewing pane, external light, pedestrian gate to lane.

Entrance
Oak front door with decorative viewing pane to main living room

Living room
16'3 x 12'5 (4.95m x 3.78m)
Oak front door with decorative viewing pane to front, carpeted timber staircase to first floor landing with storage area below, sash window to front aspect with radiator below, carpeted flooring, ceiling joinery, exposed brick fireplace with Oak bressumer housing a cast iron Stovax wood burning stove over a brick hearth, internal Pine door to dining room, series of wall lights, power points, TV & Satellite point,

Dining room
12'5 x 9'1 (3.78m x 2.77m)
Internal Pine door from living room, carpeted flooring, sash window to front aspect with radiator below, open cast iron Victorian fireplace with slate hearth, exposed joinery, series of wall lights, power points.

Kitchen / breakfast room
12'6 x 9'1 (3.81m x 2.77m)
Pine door from living room, tile effect Amtico flooring, windows to side and rear aspects, ceiling joinery, radiator, walk-in pantry with shelving and light, space for breakfast table, additional larder with shelving, kitchen hosts a selection of fitted base units with traditional style shaker doors beneath Oak block worksurfaces, under mounted Butler sink with taps, fitted Rangemaster Kitchener 90 oven with five ring gas burner, extractor canopy with light over, ceramic tile splash backs, under counter space for dishwasher, open access to rear lobby serving the utility room and cloakroom with external stable door to driveway.

Side lobby
Open from kitchen, Tile effect Amtico flooring, external door to driveway, internal door to cloakroom, access to utility room.

Utility room
5'7 x 4'9 (1.70m x 1.45m)
Open from side lobby and kitchen, tile effect Amtico flooring, obscure window to side aspect, wall mounted gas boiler, radiator, space for freestanding fridge / freezer, plumbing for washing machine.

Cloakroom
Internal door, tile effect Amtico flooring, single radiator, obscure window to rear, ceiling light, traditional style WC and wall mounted wash basin with tile splash back.

Stairs and landing
Carpeted staircase and landing, ceiling down lights.

Bedroom 1
12'5 x 11'2 (3.78m x 3.40m)
Internal Pine door, carpeted flooring, sash window to front aspect with radiator below, selection of power points.

Bedroom 2
10'4 x 9'8 (3.15m x 2.95m)
Internal Pine door, step up to carpeted flooring, window to rear aspect with radiator below, ceiling light, power points.

Bedroom 3
10'2 x 9'1 (3.10m x 2.77m)
Internal Pine door, carpeted flooring, window to rear with radiator below, ceiling light, power points.

Bedroom 4 / Office
11'4 x 6'4 (3.45m x 1.93m)
Internal Pine door, carpeted flooring, sash window to front aspect with radiator below, ceiling light, built in cupboard with Pine door complete with shelving, power points.

Family bathroom
6'8 x 5'6 (2.03m x 1.68m)
Internal Pine door, wood effect vinyl flooring, tunnel light, heritage pedestal wash basin and WC, tile splash backs, large walk-in shower enclosure with shower screen, ceramic wall tiling with concealed shower mixer.

Garden / paddock
Paved terrace from rear elevations providing a private seating / alfresco dining space, raised specimen flowering shrub borders, singled path from rear elevations with storage area for bins, external lighting, aggregate pathway from terrace to extensive rear garden / paddock with two bay stable block, laid to lawn gently sloping to far end enclosed by specimen trees, selection of planted Apple, Plums and Pear trees, selection of seating areas, vegetable / kitchen garden accessed via picket gate with a variety of raised beds, natural pond to far end, covered log store and compost areas, garden shed.

Two bay stable block
Stable doors to front, power supply and lighting, windows to front aspect, gutter fed water butts.

Double Oak framed heritage garage
17'7 x 16'5 (5.36m x 5.00m)
Single parking bay over hardstanding, external door to front leading into second bay adjacent, power points and lighting, boarded loft space for storage.

Services
Mains gas central heating system.
Mains drainage.
Local Authority - Rother District Council.

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.

TOTAL APPROX. FLOOR AREA 1041 SQ.FT. (96.7 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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