

**RUSH
WITT &
WILSON**



**Fircrest, Flackley Ash Lane, Peasmarsh, East Sussex, TN31 6YH.
Guide Price £820,000 Freehold**

A substantial five bedroom detached un-listed period Cottage enjoying a quiet country lane position of Peasmarch Village set with gardens to 0.23 acre backing onto open countryside. Available to the market for the first time in just under four decades this impressive and much loved family home offers spacious and well presented accommodation throughout comprising a main reception hall with further boot room, ground floor shower room and utility, 26' double aspect main living room with exposed joinery and fireplace with wood burning stove. A rear reception hall serves a stylish and bespoke shaker style kitchen with silestone worksurfaces and premium integrated appliances, double aspect dining room leading to further sitting room with additional stove to the ground floor. To the first floor are five principal bedrooms including a 19' master with handmade full length wardrobes, further double aspect guest bedroom enjoying beautiful elevated views and en-suite shower room, two further double bedrooms, additional single or optional office and main family bathroom suite with spa bath and shower suite. Outside enjoys a full width paved terrace enjoying an elevated easterly aspect over the side lawns and adjoining countryside, steps lead to to an area of lawn enclosed by post and rail fencing with additional stock proof fencing, garden and summerhouse. To the side offers off road parking over a shingled drive and additionally has lapsed permissions for a detached cart barn garage - planning ref RR/2008/383/P. Peasmarch Village offers a Jempsons supermarket with cafe, choice of pubs, local Primary School, well regarded Flackley Ash Hotel / Restaurant with Spa. More extensive shopping, leisure facilities and restaurants can be found in the Cinque Port of Rye just 4 miles away also offering a mainline station to Ashford International station with connections for London and the continent.



Front

Aggregate drive to side elevations providing off road parking for three vehicles, high level brick retaining wall and specimen tree boundary, brick steps to main entrance and paved terrace to rear via low level wrought iron gate, external light, path to front elevations with picket gate to front lawns, Hardwood Oak front door with leaded light viewing pane, further pedestrian low level gate, front garden enclosed from lane via post and rail fencing with additional stock proof fencing.

Reception hall

8' x 5' (2.44m x 1.52m)

Hardwood Oak front door with leaded light viewing pane, exposed joinery, travertine floor tiling with inset coir mat, inset ceiling down lights, power point and radiator.

Utility room

10'2 x 7'9 (3.10m x 2.36m)

Internal Oak ledged door, travertine floor tiling, hardwood timber windows to side and rear aspects, ceiling down lights, exposed ceiling joinery and wall timbers, selection of fitted base and wall units with shaker style doors beneath Oak block worksurfaces, travertine mosaic splash back tiling, radiator, under mounted Belfast sink, under counter space for washing machine, selection of above counter level power points.

Lobby / boot room

8'3 x 4'7 (2.51m x 1.40m)

Internal Oak ledged door, travertine tile flooring, ceiling down lights, hardwood window to side aspect, access panel to loft, exposed timbers, radiator, internal Oak door to shower room.

Shower room

8'3 x 5' (2.51m x 1.52m)

Internal Oak ledged door, travertine tile flooring, obscure window to front aspect, heritage suite comprising pedestal wash basin and push flush WC, travertine wall tiling, ceiling down lights and extractor fan, chrome heated towel rail, corner shower enclosure with travertine wall tiling and Aqualisa shower mixer with smart controls.

Living room

26'9 x 11'6 (8.15m x 3.51m)

Internal Oak ledged door, double aspect room with hardwood windows to front and rear elevations,

exposed joinery and upright open timbers, internal Oak ledged door to rear reception hall, two double radiators, exposed brick fireplace with Oak bressumer housing a cast iron wood burning stove over a brick hearth, series of wall lighting, power points.

Rear reception hall

14' x 12'8 (4.27m x 3.86m)

External Oak door with sidelight window and leaded viewing pane to the rear terrace, carpeted staircase to the first floor landing with cupboard below, exposed brickwork, series of wall lights, fitted base unit with shaker style doors beneath stone effect laminate worksurface, above counter level power points, radiator, internal Oak doors to kitchen, sitting and living room severally, heating thermostat, shallow cabinet via timber door housing the consumer unit, power points.

Sitting room

13'7 x 12'7 (4.14m x 3.84m)

Internal Oak ledged door, carpeted flooring, hardwood window to front aspect, exposed joinery, brick fireplace housing a freestanding cast iron stove with Oak surround, radiator, open access, internal glazed windows and step down into dining room, series of wall lights, power points.

Kitchen

13'2 x 11'2 (4.01m x 3.40m)

Internal Oak door from rear reception hall, open access into dining room, exposed joinery, hardwood windows to rear and side elevations enjoying rural aspect, travertine tile flooring, kitchen hosts a selection of fitted base and wall units with grey shaker style doors with silestone worksurfaces over incorporating matching upstands, sill and engineered drainer grooves, under mounted FRANKE one and half bowl with tap, integrated BOSCH washing machine, Miele integrated dishwasher, below counter wine cooler, inset four ring Bora cooktop induction with integrated extractor, double eye level NEFF ovens with slide and hide doors, eye level integrated microwave oven, integrated 70/30 AEG fridge / freezer, wall unit housing a Viessmann gas boiler, under floor heating thermostat, selection of power points and dimmer lighting controls.

Dining room

13'2 x 11'3 (4.01m x 3.43m)

Oak flooring, open access to adjoining kitchen, step

into main sitting room with further internal glazed windows, hardwood window to front, glazed French doors to the side elevations, radiator, exposed joinery, space for dining table with pendant light over, series of wall lights.

Stairs and landing

Carpeted staircase with timber balustrade leading to a split level carpeted landing, hardwood dormer window to rear over stairs with exposed brickwork, ceiling down lights, carpeted inner landing, access panel to loft, airing cupboard with slatted shelving.

Bedroom 4

11'9 x 7'6 (3.58m x 2.29m)

Internal painted door, Oak flooring, exposed joinery, hardwood windows to rear and side aspects, radiator, eaves storage cupboard via Oak door, ceiling down lights and power points.

Bedroom 1

19'3 x 9'3 (5.87m x 2.82m)

Internal door, carpeted flooring, hardwood windows to front and side elevations, ceiling down lights, radiator, full length built in wardrobes via timber doors, power points.

Bedroom 5

9'3 x 7'6 (2.82m x 2.29m)

Internal painted one over three door, carpeted flooring, dormer window to rear aspect, ceiling joinery, wardrobe space with hanging rail, radiator, pendant light, power points.

Family bathroom

10'4 x 7'1 (3.15m x 2.16m)

Internal door, carpeted flooring, obscure window to front elevations, ceiling down lights, pedestal wash basin, mosaic wall tiling, corner jacuzzi bath suite, push flush WC, chrome heated towel rail corner shower enclosure via screen doors and Spa shower shower controls.

Bedroom 2

16' x 11' (4.88m x 3.35m)

Internal door, carpeted flooring, dormer hardwood window to front, radiator below and built in wardrobes either side, internal door to en-suite shower room, two further windows to side aspect enjoying elevated views, pendant light, power points.

En-suite shower room

7'8 x 5'1 (2.34m x 1.55m)

Internal door, travertine mosaic floor tiling, window to front aspect, travertine wall tiling, push flush WC, Oak vanity unit with basin and taps, wall mounted mirror with light, chrome ladder towel rail, corner shower enclosure with Aqualisa shower mixer with smart controls.

Bedroom 3

11'2 x 9'1 (3.40m x 2.77m)

Internal door, carpeted flooring, hardwood window to side and further dormer window to rear enjoying elevated rural views, pendant light, radiator, power points, wardrobe with hanging rail.

Rear and side gardens

Enclosed full width split level paved terrace to rear elevations overlooking side lawns and and adjoining open countryside enjoying an easterly orientation, external lighting, wrought iron gate leading to driveway and front, hardwood external door to rear reception hall, low level gate with step down to area of lawn to western elevations enclosed by post and rail fencing with additional stock proof fencing to both front and rear boundaries, selection of specimen fruit trees, summer house and shed, Wisteria, additional pedestrian five bar gate leading onto the lane.

Services

Mains gas central heating system.
Private drainage - Conder treatment plant.
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.





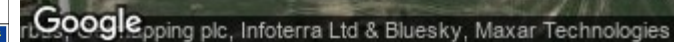


TOTAL APPROX. FLOOR AREA 2075 SQ.FT. (192.8 SQ.M.)

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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Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ emissions (82 plus) A (61-81) B (49-60) C (31-48) D (18-34) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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