

**RUSH  
WITT &  
WILSON**



**Well House Cottages, Hastings Road, Northiam, East Sussex, TN31 6HY.  
£685,000 OIRO Freehold**

**A stunning four bedroom detached Grade II listed thatched cottage located on the edge of Northiam Village set within established gardens to 0.52 acre enjoying beautiful country views over the neighbouring Sherbourne Valley. Formerly occupied as two individual dwellings the current owners purchased 1 and 2 Wellhouse Cottages separately in 1996 and the properties were then amalgamated with the local authority for single dwelling use, this has since provided flexible accommodation suitable as an extended family home, and more recently, the current layout has proved suitable and practical for subletting a room and as Bed and Breakfast accommodation. Accommodation comprises a sitting room with parquet flooring and wood burning stove, separate double aspect living room, cottage style kitchen open to a dining room with a fitted Sandyford range style multipurpose oven and two ground floor bathroom suites. To the first floor are four principal double bedrooms with exposed timbers served by two independent staircases. Outside the property benefits from well tended front and rear gardens hosting a variety of specimen trees, planted beds, kitchen garden and orchard with two separate driveways to the front providing ample parking, detached single garage and further double garage with office above. The property is situated just a short distance from the well renowned Great Dixter House and gardens and conveniently accessible to the popular Village amenities and excellent walking routes. 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. CHAIN FREE.**



## Front

Timber five-bar gated entrance providing access to tarmac driveway, turning head and detached single garage, front garden hosts a variety of well stocked planted borders enclosed by mature hedgerow, roadside pedestrian gate, specimen azalea's, further secondary gated driveway leading to the detached double garage.

## Rear entrance

10'7 x 7'8 (3.23m x 2.34m)

External door, painted exposed brickwork, vaulted ceiling with exposed joinery, ceiling light, internal door to bathroom, two windows to the rear aspect.

## Bathroom

7'3 x 7' (2.21m x 2.13m)

Internal door, carpeted flooring, window to side aspect, pedestal wash basin, push flush WC, panelled bath suite with Mira shower over, radiator, exposed joinery, under stair storage cupboard, light.

## Sitting room

14' x 7'7 (4.27m x 2.31m)

Internal door, parquet flooring, exposed joinery, window to front aspect with radiator below, open access to inner hall leading to dining room, internal door to utility room, series of wall lights, exposed brick Inglenook fireplace with bread oven, oak bressumer housing a cast-iron wood burning stove over a brick hearth, power points, internal door to staircase serving bedrooms 3 and 4, hardwood front door to font, internal door to dining room.

## Utility room

13'7 x 7' (4.14m x 2.13m)

Internal door, parquets flooring, window to front and side aspects, consumer unit, freestanding basin, plumbing for washing machine and space for additional appliances, exposed joinery, series of wall lights.

## Stairs and landing

Internal door from sitting room, turned carpeted staircase and landing.

## Bedroom 3

14'1 x 9'3 (4.29m x 2.82m)

Internal door, carpeted flooring, window to front aspect with radiator below, access panel to loft over, cupboard via door complete with shelving, emersion heater and cold water tanks, power points.

## Bedroom 4

10' x 7'7 (3.05m x 2.31m)

Internal door, carpeted flooring, window to front and side elevations, exposed joinery, radiator, light, power points.

## Dining room

14'1 x 8'8 (4.29m x 2.64m)

Internal door from sitting room, oak flooring, window to front, exposed joinery, Inglenook fireplace housing a Sandyford Classic multipurpose range style oven, low level door and exposed timbers to kitchen, internal door to secondary staircase serving bedroom 1 and 2, lighting, power points, internal door to living room.

## Living room

14'4 x 8'5 (4.37m x 2.57m)

Internal door, carpeted flooring, window to front with radiator below, further window to side aspect, exposed joinery, ceiling lights, power and TV point.

## Kitchen

12'2 x 7'4 (3.71m x 2.24m)

Low level door and exposed joinery from dining room, quarry tile flooring, two windows to rear aspect, vaulted ceiling with exposed joinery, external door to rear elevations, internal door to bathroom, base unit with solid timber counter top and undermounted butler sink, space for freestanding fridge, original feature bread oven to fireplace.

## Bathroom

8'4 x 7'7 (2.54m x 2.31m)

Internal door, carpeted flooring, window to side aspect, exposed joinery, radiator, bath suite, pedestal wash basin, push flush WC, under stair storage cupboard.

## Secondary staircase and landing

Internal door from dining room, turned carpeted staircase.

## Bedroom 1

14'6 x 9'2 (4.42m x 2.79m)

Internal door, oak flooring, window to front aspect with radiator below, exposed brick fireplace with exposed joinery, alcove with shelving, wall lights, power point.

## Bedroom 2

14'5 x 8'4

Internal door, oak flooring, window to front and side aspects, radiator, wall lights, power point.

## Rear garden

Private and established gardens extending to 0.54 acre enjoying a west-facing orientation over farmland and the neighbouring Sherbourne Valley, predominantly laid to lawn hosting a variety of planted borders, specimen azalea's and rhododendron's, specimen trees, greenhouse, selection of Apple Trees, enclosure for bin storage and banded oil-tank, log store, kitchen garden enclosed low level picket fencing, access to the detached double garage with external staircase to room above, paved rear terrace with external lighting and power points, path to side leading to front, spring-fed well with electric water pump, further secondary gated entrance from road leading to detached double garage.

## Detached single garage

16'7 x 11'2 (5.05m x 3.40m)

Manual up and over door to front, windows to side and rear elevations, door to side, power points, lighting.

## Detached double garage

20'7 x 20'7 (6.27m x 6.27m)

External lighting, double oak doors to front, external door to side, external staircase to rear with external timber door and inner part-glazed door to office above, internal power and lighting, external power point.

## Office / craft room above garage

20'7 x 13'5 (6.27m x 4.09m)

Timber door and further internal glazed door, two skylight windows to side aspect, window to front, ceiling light, power points, eaves storage cupboards.

## Services

Oil-fired central heating system powered by a Sandyford range style multi purpose oven.

Private drainage - sewage treatment plant.

Council tax band - F.

## 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.





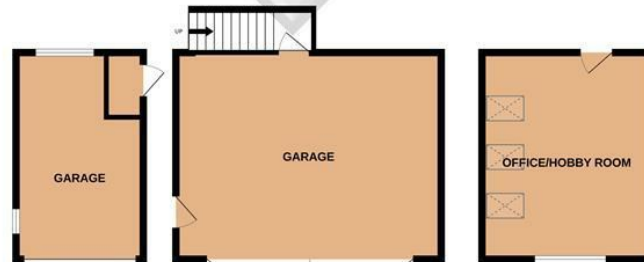
GROUND FLOOR  
828 sq.ft. (76.9 sq.m.) approx.



1ST FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



OUTBUILDINGS  
770 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA : 2122 sq.ft. (197.1 sq.m.) approx.

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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**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



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