

**RUSH
WITT &
WILSON**



**Little Croft, Mill Corner, Northiam, East Sussex, TN31 6HU.
£385,000 Guide Price.**

CHAIN FREE - A beautifully presented two bedroom semi-detached Grade II listed cottage occupying an idyllic rural lane position of Northiam Village. Located in the highly sought after 'Hamlet' of Mill Corner this delightful home enjoys well lit living accommodation over two floors whilst retaining a wealth of charm and original period features throughout. Principle living comprises a spacious reception hall with built in storage, dining room with study area below staircase, main living room with stunning inglenook fireplace and contemporary style wood burning stove, bright double aspect shaker kitchen and ground floor shower room suite. To the first floor is a generous master bedroom with vaulted ceiling, main bathroom suite and further second bedroom enjoying far reaching rural views across the lane towards Northiam Village centre. Outside the cottage enjoys a private rear garden hosting a variety of seating areas, level area of lawn with specimen apple trees and summer house backing onto a wooded area. Off road parking is available for two vehicles. Benefits also include a full gas central heating system, brand new carpets and has recently been beautifully redecorated throughout. Northiam amenities include two convenience stores, well regarded Primary School, bakery and hardware store ,award winning doctors surgery, dentist and opticians. Further High street shopping is available both at the nearby Cinque Port towns of Tenterden and Rye.



Front

Approached from lane via high level wrought iron gate, close board fencing to front, brick paved path to entrance side door, external power point, paved area to side with log store enclosed by Laurel hedgerow, path and low level gate to driveway, brick terrace to rear with tap, step to open area of lawn enclosed by mature hedgerow hosting a variety of well stocked planted borders, specimen Bramley apple trees, seating area to one end backing onto woodland, Arbour and garden shed via glazed doors.

Reception hall

11'3 x 6' (3.43m x 1.83m)

Oak front door with viewing pane, quarry tile flooring, two windows to side aspect with quarry tile sills, radiator, step and internal glazed door to dining room, ceiling light, built in storage cupboard and adjacent boiler cupboard housing a Worcester BOSCH combi boiler via louvre doors.

Dining room

12'8 x 7'8 (3.86m x 2.34m)

Internal glazed door from reception hall, carpeted flooring, open access to main living room with a variety of both ceiling and upright joinery, space for desk below staircase, window to front with radiator below, wall lights, consumer unit, thermostat, power point, phone point.

Living room

12'6 x 11'3 (3.81m x 3.43m)

Open access from dining room, carpeted flooring, window to front aspect with radiator below, ceiling and wall joinery, carpeted staircase to first floor, exposed brick inglenook fireplace housing a contemporary style wood burning stove over a stone hearth, LED lighting, power points.

Stairs and landing

Carpeted staircase with timber handrail, eaves storage cupboard to landing, wall lights.

Kitchen

11'7 x 7'8 (3.53m x 2.34m)

Internal door, quarry tile flooring, window and Oak external door to side aspect, Velux window to rear, internal door to ground floor shower room, painted brickwork, radiator, kitchen hosts a variety of fitted base and wall units with shaker style doors beneath Oak block worksurfaces, inset one and half LAMONA ceramic basin with drainer and tap, tile splashbacks and power points, exposed joinery, below counter space for fridge / freezer, fitted LAMONA oven with four ring gas burner over, ceiling light.

Shower room

7'3 x 3'7 (2.21m x 1.09m)

Internal door, quarry tile flooring, Velux window to rear aspect, push flush WC, wall mounted wash basin, radiator, shower cubicle with curtain and rail, Mira sport power shower, wall heater, ceiling light.

Bedroom 2

12'3 x 6'8 (3.73m x 2.03m)

Internal door, carpeted flooring, window to side aspect with radiator below enjoying a pleasant rural aspect to Northim village over the lane, ceiling light, access panel to loft, ceiling light, power point.

Bathroom

8'1 x 7'3 (2.46m x 2.21m)

Internal door, carpeted flooring, obscure sliding window to front, radiator, exposed joinery, pedestal wash basin, panelled bath suite, push flush WC, exposed joinery, light.

Bedroom 1

13'1 x 11'2 (3.99m x 3.40m)

Internal door, carpeted flooring, vaulted ceiling with pendant light, window to front aspect with radiator below, exposed brick feature fireplace and timbers, exposed joinery, power points.

Rear gardens

Parking

Tandem length parking space for two vehicles from lane, low level gate to rear garden and entrance.

Services

Mains gas central heating system.

Mains drainage.

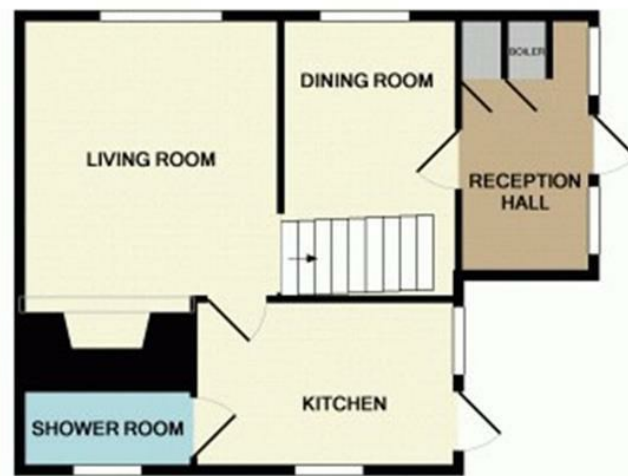
Local Authority - Rother District Council. Band D.

Agents note

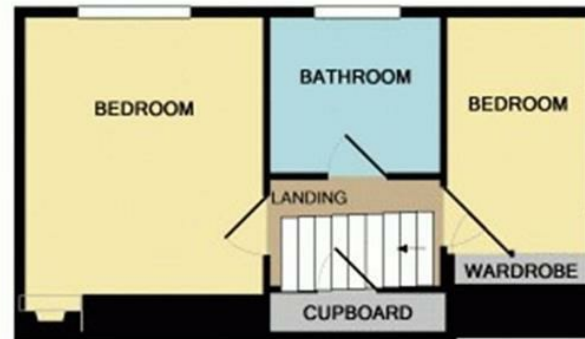
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







GROUND FLOOR
APPROX. FLOOR
AREA 456 SQ.FT.
(42.4 SQ.M.)

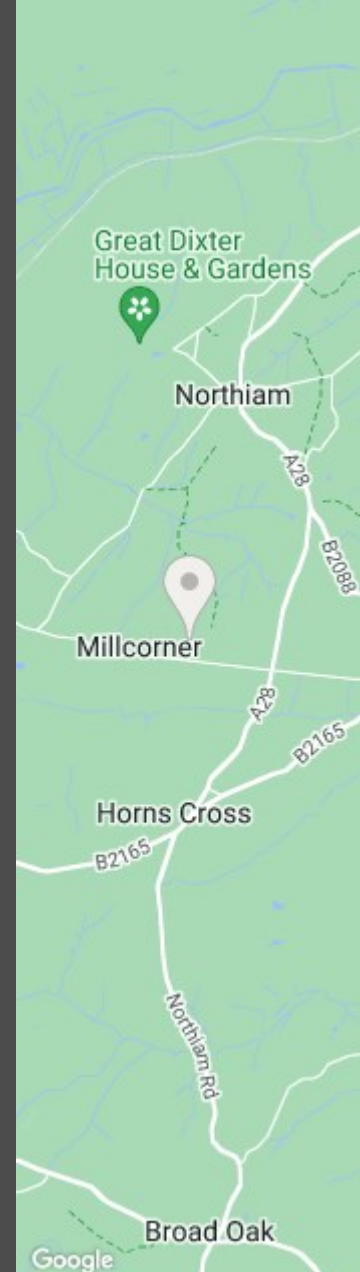


1ST FLOOR
APPROX. FLOOR
AREA 335 SQ.FT.
(31.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 791 SQ.FT. (73.5 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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