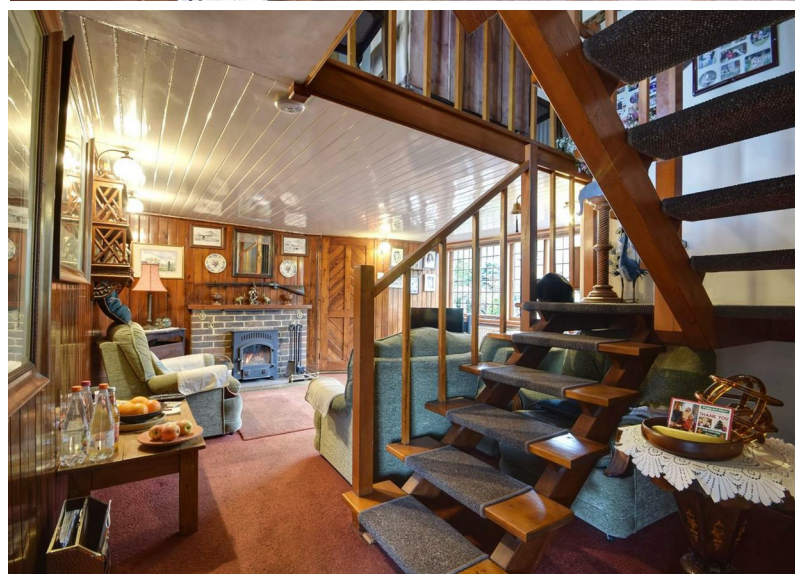


**RUSH
WITT &
WILSON**



**Timber lodge, Horseshoe Lane, Beckley, East Sussex, TN31 6SD.
£750,000 Guide Price.**

A stunning three bedroom detached un-listed period Cottage occupying an idyllic rural lane position of Beckley Village enjoying large well stocked gardens to 0.4265 acre, detached double garage and further 1.2 acre paddock. Available to the market for the first time in over half a century this delightful home enjoys well balanced accommodation and wealth of original period features throughout comprising a 22ft main living room with striking timber wall panelling, large bay window and multi-fuel cast iron stove, traditional shaker style kitchen / breakfast room, ground floor WC and office / study with built in furniture. To the first floor a generous landing serves a spacious master bedroom, two further well-lit double bedrooms enjoying rural views and well appointed main shower room suite. Outside enjoys a beautifully private and established garden hosting a variety of well stocked borders, specimen trees, paved & decked seating areas and kitchen garden with raised beds, greenhouse and large workshop. To the rear offers ample off road parking over a tarmac driveway, 28ft double garage with boarded loft considered to appeal to those seeking a work from home space or potential annex / ancillary accommodation (subject to approval from the local authority). This delightful rural setting offers a choice of excellent walking routes and is just two miles from Northiam Village and its popular amenities. The property is also located within a short drive to the Cinque Port town of Rye offering a full range of High Street shops and pleasure coastline walks at Winchelsea and Camber Sands.



Front

Private driveway accessed from lane via timber five bar gates, tarmac driveway extending to a detached double garage, adjoining carport and rear elevations, planted Buxus hedging a variety of evergreen planted borders, mature conifer hedgerow boundary with picket gate (public footpath access), open access to covered parking area, external glazed door to rear leading to porch serving the kitchen / breakfast room, brick paved path to each side elevations with access to front gardens, brick edged planted borders, oil-tank, external tap, log store.

Rear porch

4'7 x 2'6 (1.40m x 0.76m)

External part-glazed timber door with sidelight window, further windows to each side elevations, quarry tile flooring, internal stable door to kitchen / breakfast room.

Kitchen / breakfast room

19'5 x 8'3 (5.92m x 2.51m)

Tile effect vinyl flooring, open access from living room, two windows to the rear elevations and painted stable door to rear porch, further leaded light window to side aspect, space for breakfast table and chairs, radiator, ceiling joinery, fitted corner display cabinet with cupboards below, kitchen end hosts a variety of fitted base and wall units with painted shaker style doors beneath quartz counter tops, selection of above counter level power points, inset one and half composite bowl with drainer and tap, ceiling lights, painted timber wall panelling, under counter space for washing and fridge, floor mounted oil-fired boiler, space for freestanding oven.

Living room

22'2 x 13'8 narrowing to 9'7 (6.76m x 4.17m narrowing to 2.92m)

Internal timber door from entrance lobby, carpeted flooring, floor to ceiling varnished timber wall panelling, painted timber ceiling panelling, bay window to front aspect with radiator below, brick fireplace housing a cast iron multi-fuel stove over a quarry tile hearth, series of wall lighting, oak door to cloakroom, turned open tread staircase to first floor accommodation, power points, TV point.

Cloakroom

6' x 5'3 (1.83m x 1.60m)

Oak door, mosaic tile effect vinyl flooring, obscure window to rear elevations, painted timber wall panelling, radiator, push flush WC, freestanding vanity unit with inset basin, tile splashbacks, light.

Entrance Lobby

Hardwood front door, carpeted flooring, window to side aspect, varnished timber wall panelling, internal door to office.

Office / Study

9'7 x 7'9 (2.92m x 2.36m)

Internal door, carpeted flooring, window to front aspect with radiator below, ceiling light, power points, range of fitted handmade display cabinets complete with shelving and low level cupboards and drawers below.

Stairs and landing

12'5 x 10'3 (3.78m x 3.12m)

Open tread turned staircase leading to a spacious first floor landing, carpeted flooring ceiling joinery, access panel to loft over, radiator, light, oak door with latch leading to airing cupboard housing the hot water tank complete with slatted shelving.

Shower room

10'2 x 5'5 (3.10m x 1.65m)

Internal oak door, stone effect vinyl flooring, window to front aspect, exposed joinery, low level radiator, mosaic wall tiling, push flush WC, heritage style vanity unit with cupboards below, corner shower enclosure via screen doors, concealed shower mixer with digital Aqualisa shower controls.

Bedroom 3

10'5 x 8'7 (3.18m x 2.62m)

Internal oak door, carpeted flooring, window to rear aspect with radiator below enjoying a pleasant rural vista over neighbouring fields, light, power points.

Bedroom 2

10'5 x 9' (3.18m x 2.74m)

Internal oak door, carpeted flooring, window to rear aspect with radiator below enjoying a pleasant rural vista over neighbouring fields, exposed brickwork and joinery, light, power points.

Bedroom 1

15'9 max x 10'5 (4.80m max x 3.18m)

Internal oak door, built in wardrobes complete with hanging rail and shelving over, two windows to front aspect, carpeted flooring, radiator, light, power point, access panel to loft.

Gardens

Established and well stocked garden to front elevations fully enclosed by a combination of mature hedgerow and specimen tree boundaries, paved seating area to front, specimen Pine trees, shingled beds hosting a variety of dwarf conifers, evergreen shrubs and ornamental Acer trees, central brick path and low level wrought iron gate to the lane, specimen Camellias and Rhododendrons, trellised archway and step leading to a level area of lawn, raised decked seating area with arbour, pump fed water feature stream with decorative plum slate chippings, island rose border, double pedestrian gates to kitchen garden enjoying a selection of vegetable beds, fruit cages, greenhouse and large workshop.

Detached double garage

28' x 19'1 (8.53m x 5.82m)

Double painted timber doors to front, external door to side, window and further external door to rear elevations, variety of power points and lighting, internal timber staircase to boarded 1st floor eaves.

Services

Oil-fired central heating system.

Mains drainage.

Local Authority - Rother District Council. Band F.

Note - Public footpath present across driveway to rear of property accessed from Horsehoe Lane with style into adjacent fields to the western elevations.

Paddock

Metal five bar gated entrance from the land, open pasture enclosed by established hedgerow boundaries, variety of planted silver birch trees, conifers and fruit trees. (1.2 acre)

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.



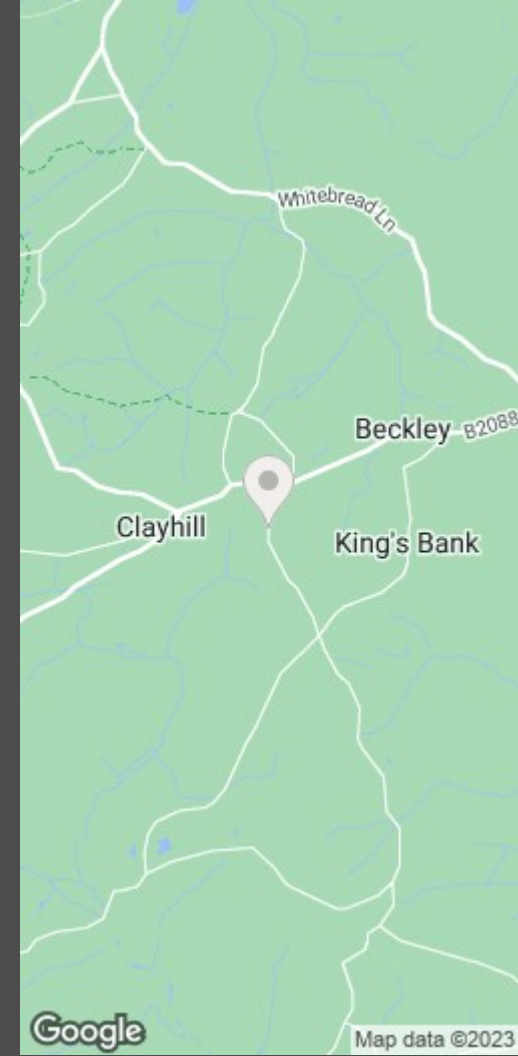




TOTAL FLOOR AREA : 2110 sq.ft. (196.0 sq.m.) approx.

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-101) A		(01-01) A	
(81-91) B		(02-02) B	
(69-80) C		(03-03) C	
(55-68) D		(04-04) D	
(39-54) E		(05-05) E	
(21-38) F		(06-06) F	
(1-20) G		(07-07) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	58		29

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