

**RUSH
WITT &
WILSON**



**The Rosary, Main Street, Northiam, East Sussex, TN31 6NE.
£550,000 OIEO Freehold**

A beautifully presented three bedroom detached Grade II listed character cottage centrally positioned within the highly desirable Village of Northiam providing convenient access to the local stores, well regarded bakers, doctor's surgery and Primary School. This delightful home enjoys well balanced and spacious living accommodation whilst enjoying an abundance of original period features throughout including an array of exposed joinery and timber flooring, stripped four panel doors, sash casement windows and impressive inglenook fireplace. Principal accommodation to the ground floor comprises of a double aspect living room with inglenook fireplace with wood burning stove, well-lit kitchen breakfast room with granite work surfaces and range style oven, useful cellar or store room, stunning garden room with French doors to the rear, utility room, WC and beautiful dining room with open fireplace with fitted cupboards. To the first floor enjoys a spacious master bedroom complimented with en-suite shower room, two additional bright double bedrooms with fitted cupboards and contemporary bathroom with large shower and fitted bath suite. Outside enjoys a well tended cottage style garden to the rear, laid to lawn hosting a variety of well stocked planted borders and choice of pleasant seating areas. To the front provides off road parking over two separate gravelled driveways and additional detached double garage. The property offers immediate access to a choice of excellent walking routes and just minutes from the well renowned Great Dixter House & Gardens. Northiam Village itself benefits from a choice of excellent walking routes, two convenience stores, award winning doctor's surgery, opticians, dentist surgery, popular bakery and hardware store. Further high street shopping is available and Tenterden and Rye just a short drive away.



Front

Painted picket gate with brick paved path and steps extending to a covered entrance with external lighting, off road parking for several vehicles over a shingled driveway, detached double garage with twin high level double doors, high level gates to side with access to rear, dwarf brick wall with planted shrubs and picket fencing.

Entrance Lobby

Painted timber front door with viewing pane, timber flooring, straight run carpeted staircase leading to first floor accommodation, internal four panel doors to living room and dining room seevrally.

Living Room

18'3 x 11'6 (5.56m x 3.51m)

Internal four panel pine door, sash casement window with secondary glazing to the front aspect, radiator, slate tile flooring, series of wall lights, exposed brick inglenook fireplace with oak bressumer housing a fitted cast iron wood burning stove, fitted cupboard to alcove with shelving, further window to the side aspect with secondary glazing, exposed ceiling joinery, further storage recess to one end and internal door to kitchen / breakfast room, power points, TV point.

Dining Room

11'2 x 10'6 (3.40m x 3.20m)

Internal four panel pine door, exposed timber flooring, sash casement window with secondary glazing to the front aspect, exposed brick fireplace with tiled hearth, fitted low level cupboards and shelving to the alcoves, light, radiator with decorative cover, internal door to kitchen / breakfast room, power and phone point.

Kitchen/Breakfast Room

14' x 9'3 (4.27m x 2.82m)

Dual access room with internal pine doors from living room and dining room severally, timber windows to side and rear aspects each with fitted secondary glazing, internal part-glazed stable door to garden room, slate tile flooring, space for breakfast table and chairs, double pine doors and steps leading to cellar, fitted Richmond range style oven with five ring gas burner, stainless steel splashback and fitted extractor canopy and light over, recess for freestanding fridge / freezer, heated towel radiator, exposed joinery. Kitchen end hosts a variety of matching base and wall units with painted shaker style doors beneath granite counter tops, under mounted stainless basin with mixer tap, power points, fitted eye level NEFF microwave, fitted Blomberg dishwasher.

Cellar

13'6 x 10'6 (5'5 ceiling height) (4.11m x 3.20m (1.65m ceiling height))

Double pine doors, steps down to cellar, window to front, wall mounted Ideal gas boiler, plumbing feeds for washing machine, power points, consumer unit.

Garden Room

13' x 7'2 (3.96m x 2.18m)

Internal part-glazed stable door from kitchen / breakfast room, porcelain tile flooring, French doors leading to the rear garden, further timber

windows to rear and side aspects, pitched glazed roof, radiator, light, internal pine door leading to utility room, power points.

Utility Room

7'7 x 7'3 (2.31m x 2.21m)

Internal pine door, porcelain tile flooring, window and full height glazed door to rear, internal door to WC, fitted base unit with oak block counter top with space for washing machine below, light and power point.

Cloakroom/WC

Internal pine door, porcelain tile flooring, push flush WC, wall mounted hand basin, tile splashback and mirror, ceiling light.

Stairs and Landing

Straight run carpeted staircase with timber handrail leading to a split level landing, access panel to loft over, built in cupboards via pine doors complete with hanging rails and shelving.

Bedroom Two

11'9 x 11'2 (3.58m x 3.40m)

Internal pine door, exposed timber flooring, sash casement window to front aspect, radiator with decorative cover, built in wardrobe via pine door, feature cast iron fireplace with exposed brickwork and tiled hearth, power points, TV point and series of wall lights.

Bedroom Three

11'2 x 8'8 (3.40m x 2.64m)

Internal pine door, exposed timber flooring, sash casement window to the front aspect, light, fitted wardrobe and cupboard to alcoves via pine doors, power point.

Bedroom One

12'5 x 9'6 (3.78m x 2.90m)

Internal pine door, exposed timber flooring, window to side aspect, radiator, internal pine door to en-suite shower room, light, power points.

En-Suite Shower Room

5'4 x 5' (1.63m x 1.52m)

Internal door, decorative tile effect vinyl flooring, window to rear aspect with radiator below, push flush WC, pedestal wash basin, corner shower enclosure via screen doors complete with mixer, light.

Family Bathroom

9'6 x 7'6 (2.90m x 2.29m)

Internal pine door, white wash effect laminate flooring, window to side aspect, fitted bath suite, marble effect wall tiling, chrome heated towel radiator, double shower enclosure with contemporary mixer, combination vanity unit with WC and inset basin with storage, further fitted storage via door, light.

Outside

Rear Garden

Private cottage style garden to rear enjoying an easterly facing aspect, enclosed by a combination of close board fencing and mature hedgerow,

garden enjoys a variety of private seating areas, raised beds with freestanding greenhouse, access to both side elevations, external power points and lighting, shingled area with raised beds, paved path and steps leading to garage side door.

Double Garage

18' x 16'7 (5.49m x 5.05m)

Twin high level double doors to front, two windows to rear, power points and lighting, external door to side, part-boarded eaves over.

Services

Mains central heating system and mains drainage.
Local Authority - Rother District Council. Band E.

Agents Note

Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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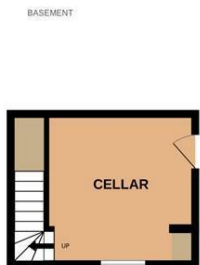
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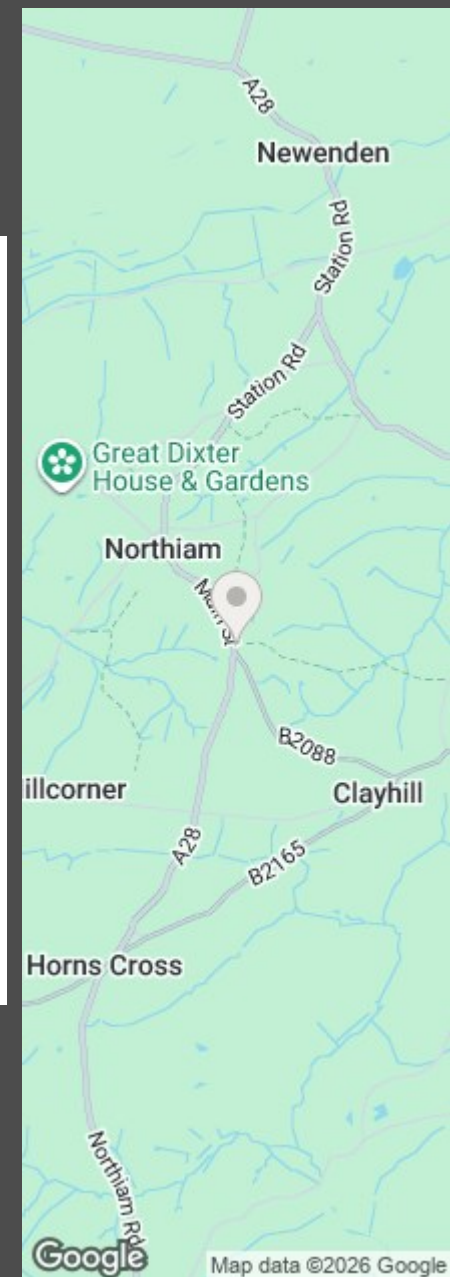






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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	Planned	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(2 plus) A
(81-91) B			(1 plus) B
(69-80) C			(0 plus) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



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