

**RUSH  
WITT &  
WILSON**



**3 Hayes Farm Cottages Main Street, Northiam, East Sussex TN31 6ND  
Guide Price £495,000**

Rush Witt & Wilson are pleased to offer this semi-detached family home enjoying impressive countryside views occupying a tucked away lane location in the heart of the sought after village of Northiam. The accommodation is arranged over two floors and comprises of an entrance porch, hallway, living room, dining room and kitchen on the ground floor. On the first floor are three bedrooms and the family bathroom. Outside the property benefits from a good sized gardens to the rear and front, the latter enjoying delightful rural views, there is an adjoining workshop/garden store, a detached single garage and small driveway. There is an opportunity to enhance by undertaking modernisation and improvement works, alternatively there may be scope to extend subject to the necessary consents being obtained. An internal inspection of this property is highly recommended to fully appreciate its fantastic position and views. For further information and to arrange a viewing please call our Northiam office on 01797 253555.

#### **Entrance Porch**

With entrance door and window to the front elevation, further windows to both side elevations, quarry tiled floor and door through to:

#### **Hallway**

With stairs rising to first floor, fitted walk-in coat/storage cupboard, obscured glazed window to the side elevation, radiator and door to:

#### **Living Room**

17'7 x 9'10 max (5.36m x 3.00m max)

With two windows to the front elevation enjoying views over the garden and open farmland beyond, feature fireplace with inset gas fire (currently not connected/in use), two radiators and door through to:

#### **Inner hallway**

Low level fitted storage cupboard with display shelving above and doors to:

#### **Dining Room**

11'5 x 10'3 (3.48m x 3.12m)

With two windows to the rear elevation overlooking the garden, radiator, low level fitted cupboard with display shelving above, large fitted storage cupboard and shelved larder cupboard with small window to the rear elevation.

#### **Kitchen**

9'6 x 6'10 (2.90m x 2.08m)

Fitted with a range of cupboard and drawer base units with wall mounted cupboards, complementing work surface with tiled splash-back and inset stainless steel sink/drainage unit, space and point for electric oven with extractor canopy above, space and point for low level fridge/freezer, space and plumbing for washing-machine, radiator, window to the rear elevation overlooking the garden and connecting door through to the side lobby.

#### **First Floor**

##### **Landing**

With stairs rising from the hallway, window to the side elevation, access to loft space, fitted airing cupboard housing insulated hot water tank and doors to:

##### **Bedroom 1**

17'7 x 9'11 (5.36m x 3.02m)

With two windows to the front elevation enjoying stunning rural views over open farmland, radiator and fitted wardrobe housing wall mounted gas fired boiler.

##### **Bedroom 2**

10'2 x 7'1 (3.10m x 2.16m)

With window to the rear elevation and radiator.

##### **Bedroom 3**

10'3 x 6'9 (3.12m x 2.06m)

With window to the rear elevation and radiator.

#### **Family Bathroom**

White suite comprising low level W.C, pedestal wash-hand basin, panelled bath with mixer tap and held held shower attachment, radiator, part tiled walls and obscured glazed window to the side elevation.

#### **Outside**

##### **Detached Single Garage**

17'9 x 9'11 (5.41m x 3.02m)

With up and over door to the front elevation, window and personal door to the side.

##### **Side Lobby/Passageway**

With doors to the front and rear elevations and doors to:

#### **Workshop (L Shaped Room)**

11' max x 9'0 (3.35m max x 2.74m)

With two windows to the front elevation, light and power connected.

#### **Cloakroom**

White W.C with high level flush.

#### **Garden Store**

4'4 x 3'0 (1.32m x 0.91m)

Useful storage area.

#### **Gardens**

To the front is a large area of lawned garden bordered with a range of established beds planted with a mixture of mature shrubs and seasonal flowers which enjoys impressive rural views over adjoining farmland, a pathway proceeds to the front door with a pergola covered seating area to one side. The rear garden is of a good size and predominately laid to lawn being boarded with a range of beds planted with a mixture of shrubs and seasonal flowers and being interspersed with a selection of fruit trees. To the end of the garden is the detached single garage being accessed by double gates off the lane.

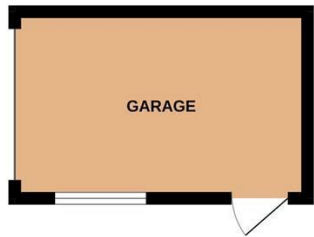
#### **Agent Note**

\* Although now lapsed the property previously had approved permission (RR/2013/540/P) for a TWO STOREY EXTENSION COMPRISING GROUND FLOOR FAMILY ROOM & FIRST FLOOR BEDROOM WITH EN-SUITE SHOWER ROOM, ON SITE OF EXISTING OUTBUILDING WHICH IS TO BE DEMOLISHED. \*

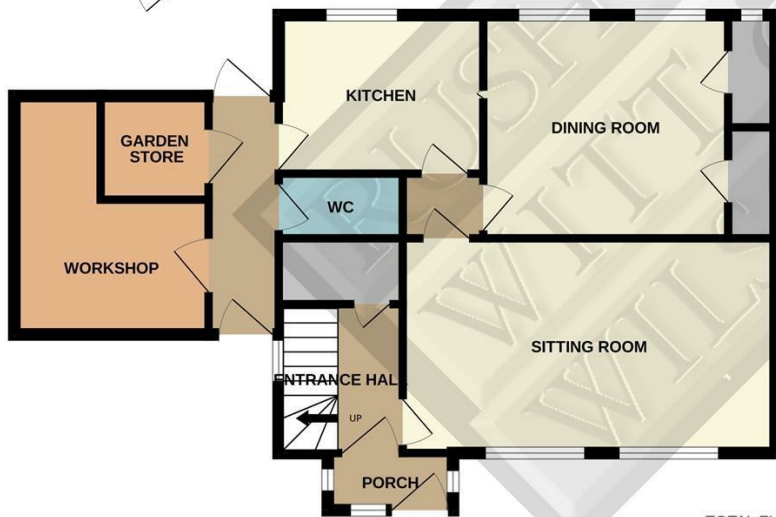
Council Tax Band: D

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested.

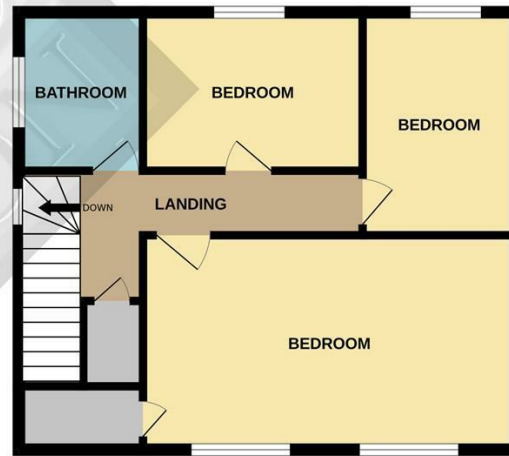
Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.



GROUND FLOOR  
748 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1223 sq.ft. (113.6 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	
Current	Potential
70	84

Very energy efficient - lower running costs  
 (02-10) A  
 (11-15) B  
 (16-20) C  
 (21-25) D  
 (26-30) E  
 (31-35) F  
 (36-50) G  
 Not energy efficient - higher running costs  
 England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions  
 (02-10) A  
 (11-15) B  
 (16-20) C  
 (21-25) D  
 (26-30) E  
 (31-35) F  
 (36-50) G  
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