

**RUSH  
WITT &  
WILSON**



**Ivy Lodge, Station Road, Northiam, East Sussex, TN31 6QL.  
£975,000 Freehold**

**An exceptional four bedroom Grade II listed country house with additional two bedroom detached converted Coach House privately situated within beautiful 0.5 acre of established grounds. Having undergone complete renovation by the present owner this impressive family home enjoys spacious and well appointed living accommodation with the added opportunity for those seeking dual occupancy / holiday let income. To the ground floor offers a 30' kitchen / dining room with wood burning stove, grand main living room with double height curved bay with sash windows and open fireplace, further family room and cloakroom. To the first floor a split level landing serves to good sized double bedrooms to the front each with double wardrobes, a generous master bedroom to the rear with en-suite shower room and replicated double height bay offering elevated views over private gardens, further double and main family bathroom suite. Outside gives access to the converted Coach House with its own generous main living room, fitted kitchen / breakfast room, two first floor double bedrooms and main shower room. Offered CHAIN FREE - internal inspection is highly recommended by Rush Witt & Wilson.**



## Front

In and out brick-edged shingled driveway accessed from both track and main road via gated entrance with brick piers, turning bay, front garden hosts a variety of specimen Oak and conifers trees to front elevations, open lawn access to both side elevations and gardens, external lanterns with painted hardwood front door.

## Entrance hall

Accessed via painted hardwood front door with viewing panes, engineered Oak flooring, carpeted staircase to first floor landing, ceiling light, radiator, external full height glazed door to rear, access to cloakroom, further radiator, cupboard with power supply and plumbing for washing machine and tumble dryer.

## Cloakroom

Internal door, ceramic flooring, window to rear aspect, chrome heated towel rail, pedestal wash basin with tiled splash back, push flush WC, ceiling light.

## Kitchen / dining room

30' x 11'8 narrowing to 9'8 to the kitchen end (9.14m x 3.56m narrowing to 2.95m to the kitchen en)

Internals doors from hallway, floor access panel to wet cellar, engineered Oak flooring to dining room, sash window to front elevations, large fireplace with painted surround housing a cast iron wood burning stove upon a quarry tile hearth, shelving to alcove, larder cupboard with shelving, exposed joinery, power and TV points. To the kitchen end, a selection of fitted matching base ans wall units with contemporary high gloss doors beneath marble effect laminated work surfaces with matching up stands, one and half stainless bowl with tap, various above counter level power points, integrated Hoover dishwasher, selection of soft close cutlery and pan drawers, fitted BEKO KDVC90 range style oven with five ring hob with extractor canopy and light over, glass splash back, french doors and further window to the rear aspect, stone flooring, ceiling lights

## Living room

22' x 15' (9' ceiling height) (6.71m x 4.57m (2.74m ceiling height))

Internal door, engineered Oak flooring, double radiator, open fireplace with stone hearth and ornate marble

surround, double height bay with three sash windows to side aspect ,two radiators, wall lighting, power points, TV point.

## Family room

13'4 x 13'4 (4.06m x 4.06m)

Internal door, engineered Oak flooring, sash window to front aspect, open fireplace with quarry tile hearth and ornate marble surround, power points, ceiling light, double radiator.

## Stairs and landing

Carpeted staircase with painted balustrade, split level landing, power point, double radiator, sash window to front, steps to upper landing, further radiator, ceiling light, cupboard housing hot Mega flow, additional cupboard above.

## Bedroom 3

14'2 x 11'3 (4.32m x 3.43m)

Internal door, carpeted flooring, exposed joinery, sash window to front, radiator, feature brick fireplace with painted surround, two built in wardrobes complete with shelving and hanging rail, ceiling light.

## Bedroom 2

14'1 x 12'1 (4.29m x 3.68m)

Internal door, carpeted flooring, exposed joinery, sash window to front, radiator, feature cast iron fireplace with painted surround, two built in wardrobes complete with shelving and hanging rail, ceiling light.

## Master bedroom

22' x 15'4 (6.71m x 4.67m)

Internal door carpeted flooring, double height bay window to side with three sash windows to side aspect, two radiator, ceiling rose, access to en-suite shower room, various power points, TV point.

## En-suite shower room

9' x 5'9 (2.74m x 1.75m)

Internal door, engineered Oak flooring, window rear, chrome heated towel rial, push flush WC, vanity unit with tiled splash backs, inset down lights, shower enclosure with sliding door, wall mounted MIRA shower mixer, ceramic wall tiling.

## Bedroom 4

13'4 x 8'1 (4.06m x 2.46m)

Internal door, carpeted flooring, windows to side and rear aspects, radiator, ceiling, light and power points,

built in cupboard with slatted shelving and cupboard above, further cupboard and access panel to boarded loft / eaves space.

## Family bathroom

9' x 6'6 (2.74m x 1.98m)

Internal door, engineered Oak flooring, window to rear aspect, vanity unit, back to wall WC, shower enclosure with screen door, ceramic wall tiling and shower mixer, tiled panel bath suite with telephone style shower fittings and rinser attachment, chrome heated towel rail.

## Rear garden

Predominantly laid to lawn privately enclosed by a variety of established trees and conifers, Indian Sanstone patio and rear shingled terrace with path to The Coach House, external tap and lighting, external access to wet cellar, access to external boiler room.

## Detached Coach House

## Entrance hall

Accessed via external half glazed door, quarry tile flooring, inset coir matting, radiator, ceiling light, double cupboard, wall mounted Honeywell thermostat.

## Kitchen / breakfast room

18'4 x 14'8 (5.59m x 4.47m)

Internal glazed door, Oak flooring, double radiator, glazed door to rear terrace, kitchen hosts a selection of fitted matching base and wall units with Oak shaker doors beneath black Quartz work surfaces, drainer grooves and under mounted stainless bowl with mixer tap, window to rear, island base unit incorporating breakfast bar, SMEG five ring gas hob with extractor canopy and light over, eye level Indesit oven and grill above, under counter space for washing machine, integrated 70/30 fridge / freezer, above counter level power points, TV point, ceiling lights, internal Oak bi-folding doors to front leading to external double doors, boiler cupboard, further radiator.

## Living room

18'2 x 15'7 (5.54m x 4.75m)

Internal glazed door, Oak flooring, window to front aspect with radiator below, ceiling lights, french doors to rear terrace, carpeted staircase to first floor landing with cupboard below, double radiator, power points, TV and phone point.

## Stairs and landing

Carpeted turned staicase from living room, window to front aspect over landing, radiator, access panel to loft, ceiling light.

## Bedroom 1

18'4 x 12'4 (5.59m x 3.76m)

Internal door, carpeted flooring, window to side, dormer window to rear with radiator below, two double wardrobes with hanging rail and shelving, additional storage cupboards with hanging rails, power points, TV point.

## Bedroom 2

14'9 x 13'2 (4.50m x 4.01m)

Internal door, carpeted flooring, window to side, dormer window to rear with radiator below, three sets double wardrobes with hanging rail and shelving, additional storage cupboards with hanging rails, power points, TV point.

## Shower room

10'2 x 5'4 (3.10m x 1.63m)

Internal door, Travertine floor and wall tiling, window to rear aspect, shower enclosure with wall mounted shower mixer, ceiling down lights, chrome heated towel rail, push flush WC, wall hung vanity unit with mirror over, extractor fan.

## Coach house garden

Open to lain residence with a private paved terrace to rear enclosed by close board fencing , external lighting and power point.

## 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.

## Services

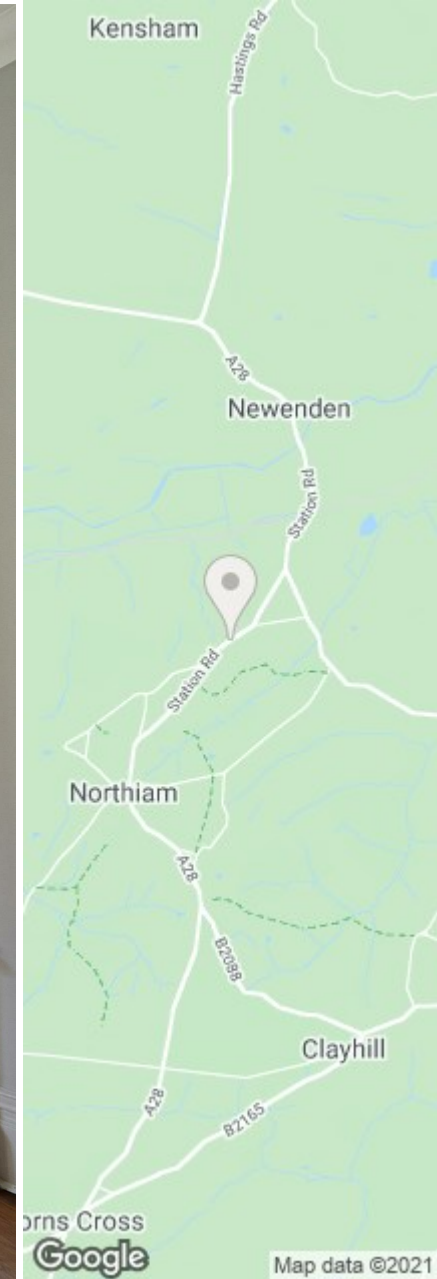
Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council.







**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**