

**RUSH
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**Oast Cottage, Barnets Hill, Peasmarsh, East Sussex, TN31 6YJ.
£1,150,000 Freehold**

An attractive and beautifully renovated three bedroom detached un-listed Oast house enjoying an incredibly peaceful semi-rural position of Peasmarch Village situated within 7.1 acres of private garden with brick built barn and two separate paddocks. Having been meticulously improved by the present owners in recent years this delightful residence now enjoys a bright and open plan living space presented to the very highest of standards. Accommodation to the ground floor comprises a stunning 24ft shaker style kitchen / breakfast room with gas fired AGA oven, useful utility room with WC, spacious dining room with oak flooring and well-lit triple aspect 21ft living room with fireplace housing a fitted stove and two sets of French doors serving the front and side terraces. First floor living provides a double aspect master bedroom with elevated rural views over the grounds complimented by fitted wardrobes and stylish en-suite shower room, further generous double bedroom with fitted wardrobes, WC and further guest bedroom with additional en-suite shower room. Outside enjoys a well tended and private garden to the front and side elevations hosting a variety of pleasant seating areas to include a raised deck terrace with pond, shingled courtyard with lavender borders and summer house with further deck terrace and useful brick built barn. Pedestrian gates provide access to two separate paddocks with established boundaries. To the front the house is approached by a private single track driveway with five bar gated entrance and shingled driveway providing ample off road parking. The property also has the added benefit of lapsed permission for a three bay oak framed garage planning reference RR/2008/2318/P and further side extension with contemporary glass walkway planning ref RR/2018/496/P. Peasmarch Village offers a Jempsons supermarket with cafe, choice of pubs, local Primary School, well regarded Flackley Ash Hotel / Restaurant with Spa.



Front

Private driveway siding onto mature woodland with five-bar gated entrance providing access to a shingled driveway extending to front and side elevations, open access to front lawns, path to rear, raised bricked edged Well, external PIR lighting, oak frame covered entrance with quarry tile flooring and climbing Wisteria providing a shaded seating area, painted part-glazed hardwood stable door serving internal accommodation.

Kitchen / breakfast room

24'2 x 11'8 (7.37m x 3.56m)

Painted part-glazed stable front door, marble effect floor tiling, hardwood window to the front aspect with fitted shutters, radiator, open access to adjoining dining room, ceiling downlights. Open access to kitchen with further window to the front aspect, fitted base and wall units with grey shaker style doors beneath marble counter tops complete with matching upstands, under mounted one and half ceramic basin with tap, breakfast bar with space for stools below, variety of above counter level power points, integrated NEFF dishwasher, wall unit feature lighting, American style fridge / freezer complete with water and ice dispenser, fitted twin pull out larder cupboards, fitted mains gas Aga with electric companion, metro wall tiling, fitted extractor canopy and lighting over.

Dining room

16'8 x 9'9 (5.08m x 2.97m)

Open access from kitchen / breakfast room, engineered oak flooring, two hardwood windows to the rear aspect with fitted shutters, open access to living room, internal ledged door leading to utility and WC, galleried landing over, radiator, space for dining table and chairs, painted exposed brickwork, wall lighting with dimmer controls, power points.

Utility / WC

9'5 x 7'9 (2.87m x 2.36m)

Internal ledged door, marble effect floor tiling, hardwood window to side elevations with fitted shutters, ceiling downlights, fitted base unit with shaker style doors beneath marble effect laminated counter tops, push flush WC, radiator, vanity unit with inset basin and cupboards below, wall lighting, base unit with freestanding washing machine and tumble dryer, wall and tower units, cupboard housing the ideal gas boiler and consumer unit.

Living room

21'9 x 15'5 narrowing to 13'2 (6.63m x 4.70m narpwing to 4.01m)

Open access from dining room, engineered oak flooring with under floor heating, triple aspect room with hardwood windows to side and rear elevations each with fitted shutters, hardwood French doors to front and side elevations, exposed brick fireplace housing a fitted cast iron wood burning stove, series of wall lights, power and TV points, turned staircase to first floor accommodation.

Stairs and landing

Turned painted timber staircase, hardwood window to front aspect, stripped pine flooring, ceiling downlights, further first floor window to front, seating area to landing, two Velux style windows to rear aspect with galleried landing to dining room below, radiator, low level doors to a boarded eaves storage cupboard, power points.

Bedroom 1

12'8 x 12'2 (3.86m x 3.71m)

Internal ledged door, stripped pine flooring, hardwood windows to front and side aspects each with fitted shutters enjoying elevated views over the gardens and adjacent paddocks, radiator, power points, built in wardrobes complete with hanging rails, internal door to en-suite shower room, power and TV points.

En-suite shower room

7'8 x 5'5 (2.34m x 1.65m)

Internal door with latch, stone effect floor tiling, Velux style window to the rear aspect, fitted combination vanity unit with push flush WC, counter top basin with cupboards below, panelled shower bath suite with screen and digital shower controls, split face wall tiling and anthracite heated towel radiator, ceiling downlights.

Bedroom 2

12'5 x 9'5 (3.78m x 2.87m)

Internal ledged door, carpeted flooring, window to the front aspect with fitted shutter blinds, painted exposed brickwork, fitted full length wardrobes, radiator, power points.

WC

Internal door, window to side with fitted shutter blinds, ceramic wall tiling, radiator, corner WC, wall light and extractor fan, hand basin with cupboard below.

Bedroom 3

12' x 8'7 (3.66m x 2.62m)

Internal ledged door, carpeted flooring, vaulted ceiling, hardwood window to front aspect, internal door to en-suite shower room, painted joinery, power points, wall lighting.

En-suite shower room

11'5 x 3' (3.48m x 0.91m)

Internal ledged door, ceramic floor tiling, hardwood window to side aspect, large shower enclosure with screen door, ceramic wall tiling, shower mixer with digital controls, wall hung vanity unit with draw pull out drawers below, ceiling downlights and extractor fan, shave point, towel radiator.

Garden

Privately enclosed garden to front and side elevations, predominantly laid to lawn backing onto mature and established woodland, archway and pedestrian five bar gate leading to smaller paddock, raised deck seating area with sleeper edged fish pond with water feature enjoying a pleasant aspect over the main body of lawn, variety of established flowering shrubs and specimen Apple tree, steps leading to driveway and shingled side terrace enjoying a south-facing orientation, low level brick wall with planted lavender with steps and pergola covered walkway with climbing roses leading to a brick barn to one end, summer house with front deck terrace providing a private seating or alfresco dining area (9' x 7'), further pedestrian five bar gate with stock proof fencing leading to the second and larger of the two paddocks.

Barn

16'8 x 13' (5.08m x 3.96m)

Stable door to rear, external lighting.

Paddocks

Each paddock is accessed via independent pedestrian five bar gates, fully enclosed by mature hedgerow with stock proof fencing, Paddock 1 (1.466 acre approx.) Paddock 2 (5.057 acre approx.)

Services

Mains gas central heating system.

Private drainage.

Local Authority - Rother District Council. Band F.

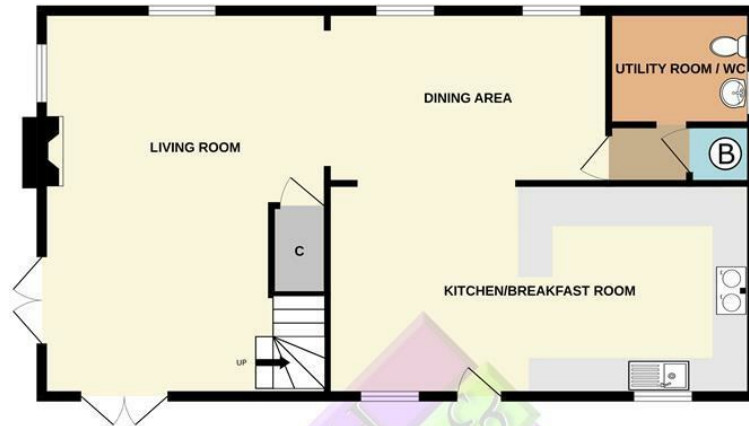
Agents note

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.





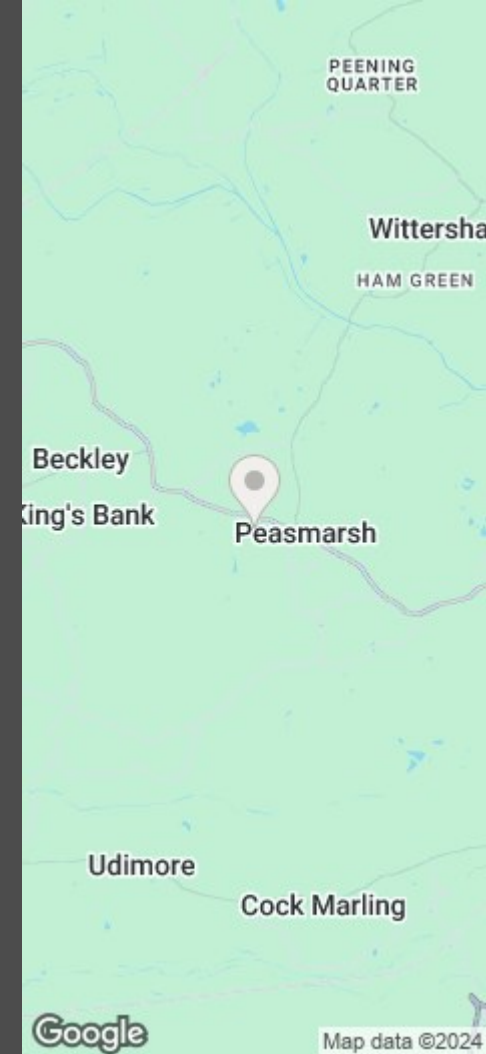
GROUND FLOOR



1ST FLOOR



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 plus) A		(10 plus) A	
(81-91) B		(91-91) B	
(69-80) C		(80-80) C	
(55-68) D		(55-55) 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

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

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