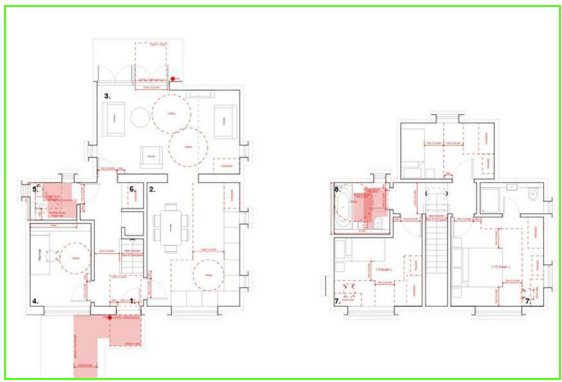
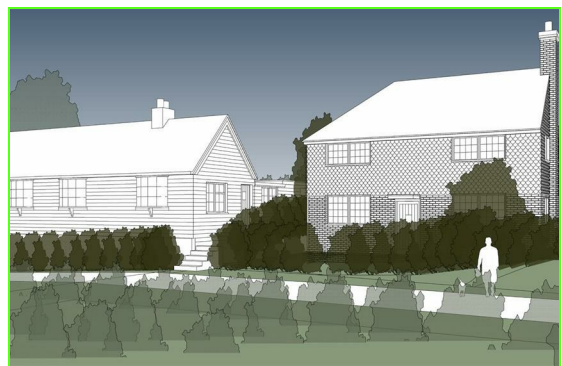


**RUSH
WITT &
WILSON**



**Plot Adj Windmill Cottage, Beacon Lane, Northiam , East Sussex, TN316PJ.
£250,000 Guide Price**

A rare and unique opportunity has arisen to purchase a site with approved permissions for a three bedroom detached 1262 sqft house located in a truly idyllic and peaceful country lane position of Northiam village - planning ref RR/2023/2627/P. Located in the heart of the village conservation area the property will offer an attractive and sympathetic tile hung design with cottage style casement windows. Internal accommodation comprises a double aspect kitchen/breakfast room to the front, spacious main living room to the rear with doors leading to the gardens, ground floor study or optional third bedroom and wc. To the first floor will provide two well-lit double bedrooms with en-suite shower room to the master in addition to a main bathroom suite. Externally the property will offer a private rear garden and off road parking for two vehicles. The lane conveniently situated to the well regarded amenities, renowned Great Dixter House and gardens and an abundance of excellent walking routes. Northiam village itself benefits from 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.



**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**