

**RUSH
WITT &
WILSON**



**Holmwood, Mill Corner, Northiam, East Sussex, TN31 6HP.
£535,000 Freehold**

A quintessentially beautiful two bedroom detached Grade II listed Cottage occupying a truly idyllic rural position of Mill Corner in Northiam, well renowned for it's peaceful surroundings, outstanding views and excellent walking routes. This delightful home has been well maintained and sympathetically improved by the present owner whilst enjoying an array of original period features throughout including exposed brickwork and joinery, leaded windows and studded oak doors. Principle living accommodation comprises a newly installed fitted kitchen overlooking the rear garden, separate dining room with an open fireplace, main living room with inglenook fireplace with fitted stove and spacious family bathroom to the ground floor. To first floor offers two spacious double bedrooms and optional children's guest single bedroom with useful storage space. Externally enjoys an attached office or studio space, charming cottage style gardens to front and rear with brick paved paths segregating perennial flower beds, paved terrace with timber summer house. To the front offers parking over block paved drive to a detached garage.



Hallway

Door to the rear with porch. Brick floor. Stairs rise to the first floor. Under stairs storage.

Living Room

12 x 11'4 (3.66m x 3.45m)

Window to the front. Impressive inglenook fireplace with inset log burner. Brick hearth. Window and door to the front. Radiator.

Dining Room

11' x 8'6 (3.35m x 2.59m)

Double aspect with window to the front and side. Attractive brick fireplace. Radiator.

Kitchen / Breakfast Room

14'4" x 7'1" (4.39m x 2.18m)

Internal door, quarry tile flooring, double aspect with windows to the side and rear, overlooking the garden. Fitted with a range of shaker base units with marching wall mounted cupboards and display shelving. Complimenting oak work tops with inset butler. Integrated dishwasher and fridge, single radiator, washer /dryer, double oven / grill and hob.

Bathroom

7'10 6'11 (2.39m 2.11m)

A white suite comprising panelled bath with shower and screen over.back to wall vanity unit with semi recessed wash basin. low level wc. Window to the rear. radiator. Tiled floor.

First Floor Landing

Stairs rise from the hallway. Window to the front. Vaulted ceiling.

Bedroom 1

11'5 x 10'6 (3.48m x 3.20m)

Window to the front. Radiator. Double cupboard with access to loft space.

Bedroom 2

11'3 x 8'6 (3.43m x 2.59m)

Window to the front. Radiator.

Bedroom 3

13'9 x 4'1 (4.19m x 1.24m)

Sloping ceiling. Window to the side. Radiator. Airing cupboard housing hot water cylinder with shelving.

Garden Room / Home Office

13'1 x 7'5 (3.99m x 2.26m)

A useful room accessed from the garden and considered ideal as a home office. Window to the front. Radiator.

Outside

A brick paved hardstanding provides off road parking and access to a detached garage. Pedestrian gates and paved pathways give access to the property.

Mature laurel hedging to the front with areas of level lawn and established shrub beds.

A traditional cottage style garden to the rear with well stocked beds and borders. Paths, patio and lawn. Timber summer house and a useful greenhouse. Further pedestrian access to the side.

Garage

A substantial detached building with door to the front and personal door to the rear. Light and power connected.

Services

Mains gas central heating system.

Mains Drainage.

Local Authority - Rother District Council.

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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