

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is situated in the rural hamlet of Rolvenden Layne, which has its own public house, just on the edge of Rolvenden, a pretty Kentish village with a parish church, restored windmill, weekly farmers' market and village shop with post office. Nearby is Great Maytham Hall, which was lived in by Frances Hodgson Burnett and inspired her to write "The Secret Garden". 4 miles to the north is the town of Tenterden which is served by Waitrose and Tesco supermarkets, doctors' surgery, banks, independent shops and restaurants. The Ancient Town and Cinque Port of Rye (9.5 miles) is renowned for its medieval fortifications and fine period architecture. The town has a comprehensive range of shopping facilities and an active local community, with the arts being strongly represented. Rye Festival is held annually. There are a number of well-regarded public and state schools available in the area. Mainline stations to London are available from Ashford (18 miles) where there is a high speed service to St Pancras (journey time 37 minutes), Headcorn (11.5 miles) and Staplehurst (12.5 miles). A great attraction is the Kent and East Sussex Railway which runs steam trains through ten and a half miles of unspoilt countryside between Tenterden and Bodiam.

Mounts Cottage is a detached Grade II Listed cottage presenting tile hung elevations beneath a pitched tiled roof. The property retains many exposed timbers and studwork throughout. The property has been under the same ownership for around 30 years and it is fair to say that some modernisation is required.

Front door into the **entrance lobby** with understairs cupboard, doors to living and dining rooms. **Living room** is double aspect with an inglenook fireplace fitted with a woodburning stove. **Dining room** is triple aspect with a glazed door out to the rear garden.

Kitchen fitted with a basic range of units, electric cooker space and space for fridge. Doors out to the garden, dining room and garden. **Bathroom** comprising panelled bath with shower over, wash hand basin, window to rear. Separate w.c with window to front.

First floor landing, doors to both bedrooms and ladder style stairs to attic room. **Bedroom 1** double aspect, exposed timbers. Built in wardrobe, en suite w.c. **Bedroom 2** double aspect with exposed timbers.

Second floor attic room with vaulted ceiling and exposed timbers, window to side.

Outside: To the front there is a driveway providing off road parking and access to a detached single garage. The cottage gardens are interspersed with fruit trees and extend to the side and rear where there is a paved terrace, the rear garden includes a small natural pond. The whole is surrounded by mature hedging providing a degree of privacy.

Local Authority: Ashford Borough Council Tax Band E
Mains electricity and water. Private Drainage
Predicted mobile phone coverage: (Limited) Vodafone and 02
Broadband speed: Ultrafast 1800Mbps available. (Not connected at present) Source Ofcom
River and Sea Flood risk summary: Very low risk. Source GOV.UK

Price guide: £495,000 freehold

Mount Cottage, Mounts Lane, Rolvenden Layne, Cranbrook, Kent TN17 4NU



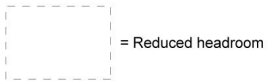
An attractive detached Grade II Listed period cottage set within mature gardens situated off a country lane on the edge of the picturesque village.

- Entrance lobby • Living room with inglenook fireplace • Dining room • Kitchen • Bathroom
- First floor landing • Bedroom 1 with en suite w.c • Bedroom 2 • Second floor attic room • EPC rating G
- Off road parking • Detached single garage • Cottage gardens



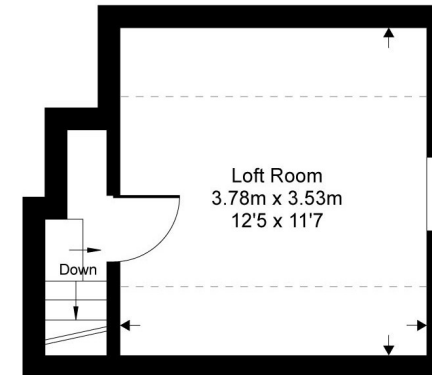
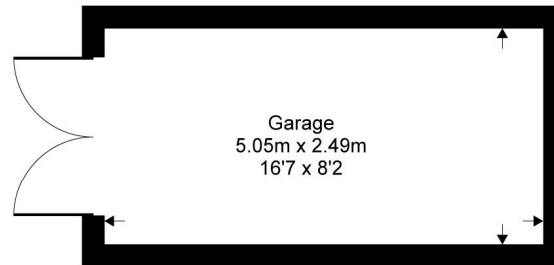
Directions:

From Rolvenden upon entering Rolvenden Layne with the Ewe & Lamb public house on your left go just past the pub and at the small crossroads turn left in to Winsor Road (which after a short distance becomes Mount Lane) continue for approximately 0.2 miles where the cottage will be seen on your right hand side.

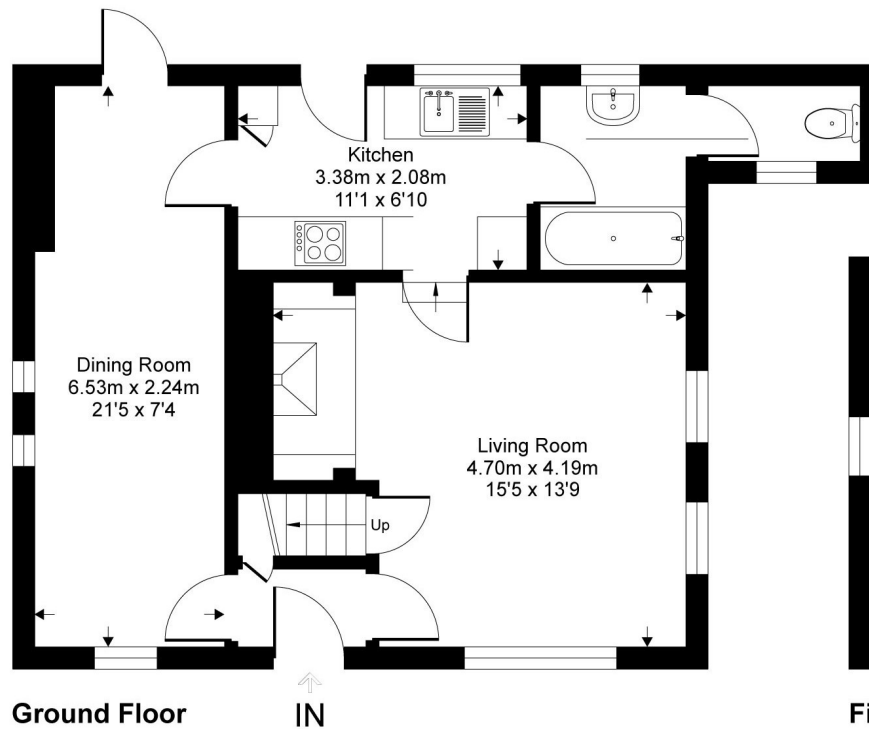


Mount Cottage

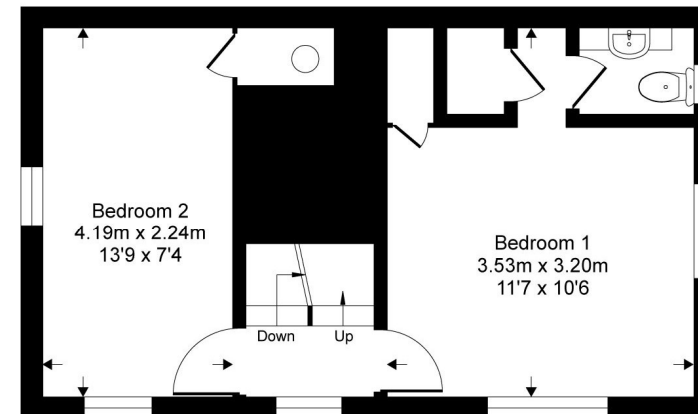
Approximate Gross Internal Area = 89.5 sq m / 964 sq ft
Approximate Garage Internal Area = 12.5 sq m / 135 sq ft
Approximate Total Internal Area = 102 sq m / 1099 sq ft
(excludes restricted head height)



Second Floor



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

Important Notice:

Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338
0870 1127099

rye@phillipsandstubbs.co.uk
mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk