

PHILLIPS & STUBBS



coastal +
COUNTRY



Boormans Cottage is situated on the edge of Beckley village which has a pleasing blend of ancient, Georgian and modern houses and cottages with rural and equestrian homes on lanes to either side of the street. A little to the south of the village is the large expanse of Beckley Woods, comprising of two hundred and fifty acres of mixed woodland spreading over three miles from north to south, it is just over a mile wide. It is managed by the Woodland Trust for public use. The neighbouring village of Northiam is only 3 miles away and offers a wide range of local amenities and shops including a doctors' and dentist's surgeries, vets, opticians, bakers, post office and DIY store. The Ancient Cinque Port Town of Rye is approximately 5 miles, Tenterden with its tree lined High Street is approximately 8 miles. The nearest mainline railway stations are at Robertsbridge and Battle both around 11 miles and Rye, 5 miles.

The Cottage is a substantial, detached converted granary presenting brick elevations beneath a pitched tiled roof surrounded by a large organic garden with a balanced eco system.

Enter into a **sunroom** with inner door to the **kitchen/dining room** fitted with a range of units incorporating an oil-fired Rayburn for heating and hot water, gas hob (bottled gas), Butler's style sink, windows to side and rear, tiled floor. Stairs to the first floor.

Inner hallway with built in coat cupboard, doors to shower room and living room. **Living room** with a corner wood burning stove which has a back boiler to heat radiators, double doors out to the garden, additional windows to rear and side with exposed brickwork.

Shower room comprising walk in shower, w.c, circular sink unit, two windows to rear.

First floor landing with doors off to all bedrooms and family bathroom. Doors to rear (Juliette balcony to be installed). All front facing windows on the first floor have views over farmland opposite and the rear windows overlook the garden. **Bedroom 1** triple aspect, exposed timbers and brick work, ladder to open mezzanine storage with Velux window. **Bedroom 2** window to rear and double doors (Juliette balcony to be installed). **Bedroom 3** having window to front. **Family bathroom** comprising panelled bath, w.c and wash hand basin, window to rear.

Outside: There are two entrances either side of the property both providing vehicular access and off-road parking. The cottage style garden with a managed eco system has well stocked beds, a small wildlife pond, raised vegetable beds, an original well and two greenhouses. In addition, there is a large **detached workshop** with light and power connected.

Detached period barn which was once the stables to the granary. The barn requires complete renovation although the current owners have replaced some of the oak framing.

The plot size, amounting to approximately 0.5 acres (to be verified).

Local Authority: Rother District Council - Council Tax Band D

Price guide: £695,000 freehold

Boormans Cottage, Whitebread Lane, Beckley, East Sussex TN31 6UA

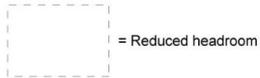


A detached three bedroom granary conversion situated on the edge of the village set in cottage gardens of approximately 0.5 acre.

- Sun room • Kitchen/dining room • Inner hallway • Living room • Shower room • First floor landing
- 3 bedrooms • Family bathroom • Oil heating • Double glazing • Off road parking with two entrances
- Detached workshop • Detached period barn in need of renovation • Gardens of approximately 0.5 acres

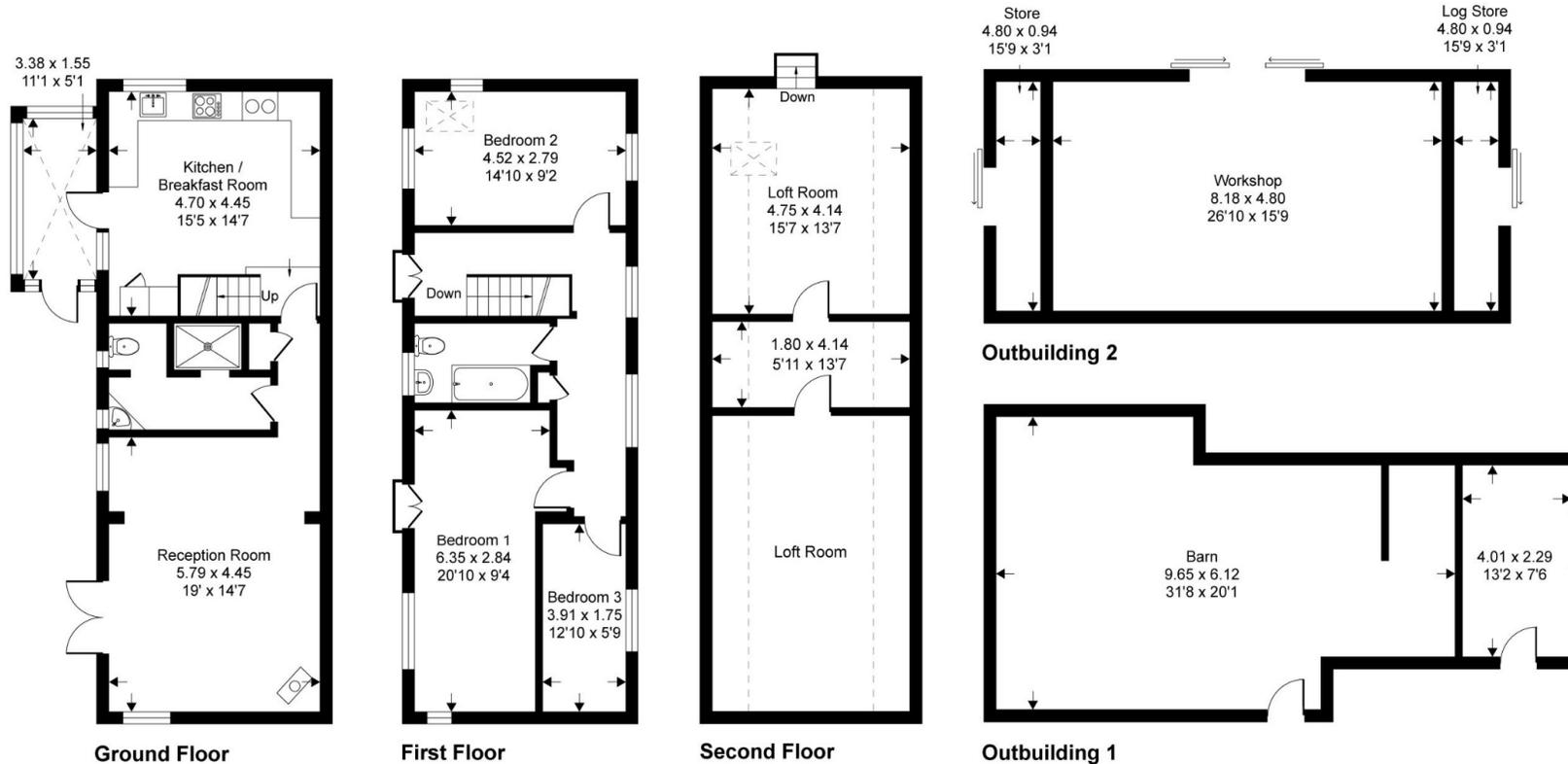


Directions: From Rye, take the A268 to Peasmarsch and continue through the village towards Beckley. At the mini roundabout (Four Oaks) go straight over, signposted Flimwell and Hawkhurst. Continue for approximately 0.5 mile where the property will be found on the left hand side.



Boormans Cottage

Approximate Gross Internal Area = 155 sq m / 1670 sq ft
 Outbuildings = 109 sq m / 1169 sq ft
 (excludes restricted head height)



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.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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