



2 Brickyard Cottages

Wallcrouch, East Sussex



A well presented 3-bedroom period terraced cottage with a good-sized south facing garden backing onto woodland, situated in a semi-rural position within easy reach of village amenities. NO CHAIN.

Offers in excess of £450,000 Freehold

Situation: The property is situated in a convenient semi-rural position within easy reach of local village amenities, with Wadhurst and Ticehurst villages being approximately 1¼ miles and 2 miles distant respectively. Wadhurst, voted the best place to live in the UK in 2023, offers an excellent range of shops and services for everyday needs including a Jemson's Local store and post office, cafés, butcher, pharmacy, florist, off licence, bank, public houses, as well as a doctor's surgery, dentist, primary school and the well-regarded Uplands Community College and Sports Centre.

For the commuter, Wadhurst mainline station is about 3 miles distant and provides a regular service to London Charing Cross/Cannon Street in about an hour. Gatwick Airport is about 30 miles to the west, the Eurotunnel terminal at Folkestone is about 40 miles to the east and central London is about 50 miles away. The regional centre of Tunbridge Wells is just 8 miles distant and provides a comprehensive range of amenities including The Pantiles, the Royal Victoria Shopping centre, cinema complex and theatres. Regular bus services also operate between Tunbridge Wells and Hawkhurst and the A21 is just 3½ miles to the east providing a direct link to the M25 (junction 5) and the coast.

Leisure pursuits include Dale Hill Golf Course, which is within 3 miles, and the beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty, with numerous local footpaths offering excellent walking, and Bewl Water Reservoir, reputedly the largest area of inland water in the Southeast, is within easy reach and offers a range of leisure activities and water sports including an Aqua Park, walking and cycling trails, sailing, paddleboarding, rowing and fishing.

Description: 2 Brickyard Cottages is a mid-terrace period cottage with brick external elevations and double-glazed windows beneath a tiled roof. Originally one of four farm worker's cottages, the property enjoys a rural yet convenient setting on a good-sized plot and backs onto private woodland.

The property is well presented throughout and extends to approximately 968sq.ft/89.9sq.m over two floors, and offers scope for further enlargement, if required. The accommodation includes on the ground floor: an entrance hall, a cloakroom, a good-sized utility room, a spacious reception/dining hall, a double aspect sitting room with an attractive fireplace fitted with a wood burner and French doors leading out to the garden, a bespoke kitchen with a range of shaker style wall and base units with solid wood work surfaces and a glazed door leading to a rear lobby which gives access to the garden. On the first floor there are three bedrooms (two doubles and a single) and a family bathroom.

Outside the property is approached over a driveway (owned by number two, with neighbouring properties having rights of access), where there is parking for three cars. To the rear of the property, there is a good-sized south facing garden with a large terrace outside the kitchen and sitting room, and a path leading to the rest of the garden where there is a large shed (currently used as an office) and a vegetable garden with a greenhouse. The garden is mainly laid to lawn and there are two further sheds as well as a summerhouse.

Services: Mains water and electricity. Gas-fired central heating. Shared private drainage.

Local Authority: Rother District Council (01424) 787000

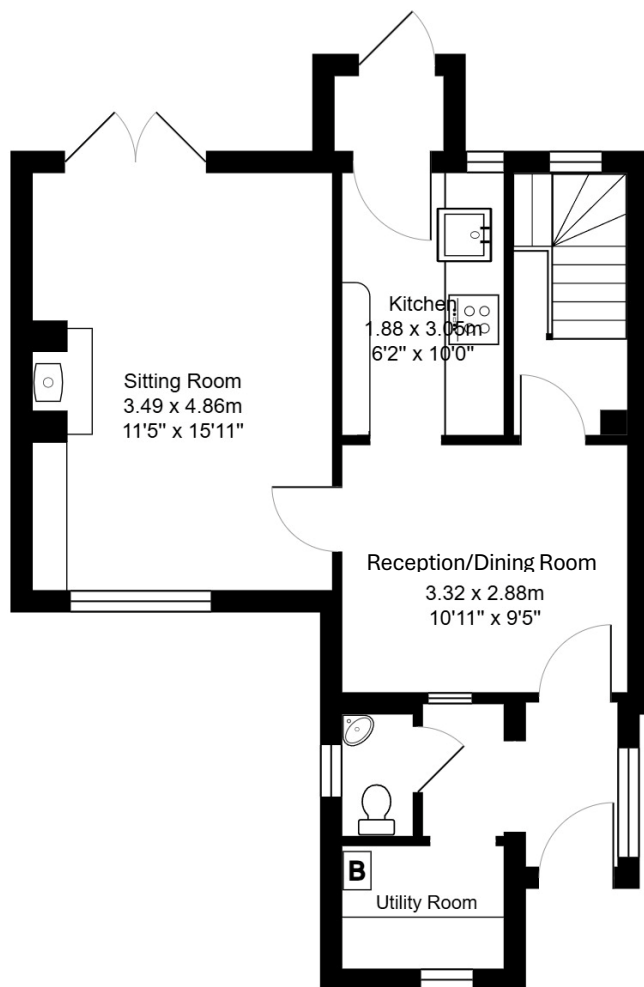
EPC Rating: D

Current council tax band: D (2025/26 - £2,548.28)

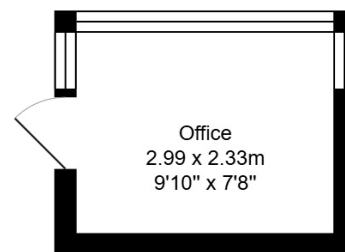
Property address: 2 Brickyard Cottages, High Street, Wallcrouch, Wadhurst, East Sussex TN5 7JT

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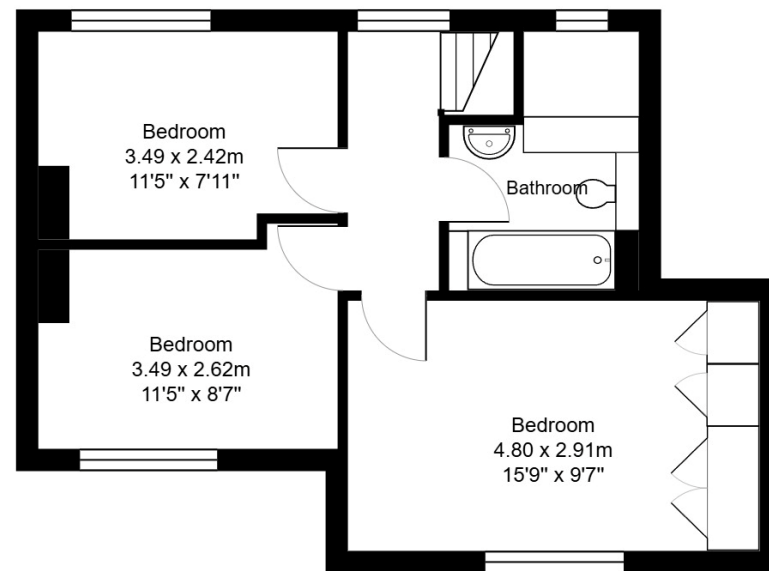
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor
Area: 47.8 m² ... 514 ft²



Garden Room
Area: 7.0 m² ... 75 ft²



First Floor
Area: 42.1 m² ... 454 ft²

Total Area: 96.9 m² ... 1043 ft²

All measurements are approximate and for display purposes only.



Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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The Estate Office Durgates Wadhurst East Sussex TN5 6DE Telephone: 01892 786720 email: info@greenlizardhomes.co.uk