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Landscapes Rise, Cross Lane, Ticehurst, Wadhurst, East Sussex, TN5 7HQ

Offers in Excess of £1,000,000 Freehold



Landscapes Rise Cross Lane, Ticehurst, TN5 7HQ

Price Guide: Offers in Excess of £1,000,000 Freehold

A rather unique opportunity to purchase a four bedroom detached family house in need of modernisation and offering considerable scope to extend and enlarge, with a detached, self-contained one bedroom annexe, garage, parking and outbuildings, all set within substantial and beautifully landscaped gardens to include an orchard, wild garden, vegetable garden and lawns, in a wonderful location on the fringes of the village.

EPC Rating E for the house and EPC Rating D for the annexe (Golden Grove)

Landscapes Rise forms a 1970s detached family home, offering good sized and bright family accommodation, in need of modernisation, and offering considerable scope to extend and enlarge, subject to any planning consents. The current family have owned the house from new, and in recent years obtained planning consents to add the Scandinavian style log-cabin annexe to the garden, adjacent to the outbuildings and the brick garage building.

The main house provides atypical 1970s space and character, with brick lower elevations and white weather boarded upper elevations, parquet flooring and large windows, with the main accommodation well laid out. The recessed porch provides access into a front lobby, a further door into the entrance hall, with parquet flooring, window to front and stairs leading up to the first floor with an under stairs cupboard.

A door leads into the sitting room, with parquet flooring, a large window to front, brick and tile 'Baxi' fireplace and an opening into the dining room, with a continuation of the parquet flooring,



window to side and French doors to the rear conservatory, which has windows and doors overlooking the rear garden.

The kitchen has a lovely outlook over the rear garden, with a range of cupboards and drawers, granite effect worktops, with an integrated sink with drainer, space for a cooker, fridge/freezer, dresser unit and the wall mounted boiler. There is a built-in larder cupboard and a further cupboard.

An opening leads into a rear lobby, with access to a utility room, with space and plumbing for various appliances, further pine cupboards and a butler sink, window to rear and a door to the rear

garden. Adjacent is the ground floor shower room, with a quarry tiled floor, window to side, plus a WC, basin and tiled shower cubicle.

At the front is a family room, formed from a previously converted garage, with windows to front and side, and oak flooring.

The first floor landing is a bright, open space, with access to all rooms. The main bedroom is to the front of the house, with a window to front and built-in wardrobe.

The second and third bedrooms have windows overlooking the rear garden, with one enjoying a built-in wardrobe. The fourth bedroom is at the front, with a built-in wardrobe.

The bathroom was formerly two rooms, previously amalgamated and modernised with a white suite comprising a panelled bath with shower over, basin and WC, part tiled walls, two windows to rear and towel rail.

Outside there is a gated driveway, with off road parking for a couple of cars, with a further driveway leading down the left side of the house to the garage and annexe beyond. The front of the property is well screened from the lane via mature hedging and fencing. To the right is a small lawn with flower beds and maturing shrubs and trees.

The rear garden is a fabulous space, with mature boundaries, and various, subtle levels, with the level by the house enjoying a quiet, paved seating area, a central path through the lawn, a mature apple tree and raised flowerbed borders.

The lower level provides a wide expanse of lawn, flower bed borders, and an angled grass path to one side, and the drive to the other side. The drive leads down to a further area of gravel parking with access to the garage.

The garage is one of a line of outbuildings, with the garage being the principle room, with ample space for a car and windows to both sides and a pedestrian door to side. A door within the garage leads into a studio/office, but is currently used as a utility/hobbies room, with a range of cupboards and drawers, sink unit and windows to both sides.

The final room is a workshop and machine store, with a door to side and a new roof. Between the workshop and the garage is a covered log store.

Adjacent to the outbuildings is a small orchard, with numerous maturing fruit trees, and a gate in the hedge leads into a hedge enclosed, private garden, with raised vegetable patches, a central rose arch, rose garden and wildflower garden, with espalier fruit trees to one side.



The Annexe (Golden Grove) then runs across the garden, formed from a well-researched Scandinavian company, forming a highly insulated log cabin, comprising one double bedroom, shower room, kitchen and a triple aspect sitting room. The cabin is well presented and is separately rated and could be used for parents, office or income potential via a holiday let, or Air BnB. It also has a separate electrical meter and electric heating, double glazing, sprinkler system and a lovely natural wood finish throughout.

Moreover, the Annexe is surrounded by its own area of garden, with a mature Acer, small pond and waterfall, and numerous trees and shrubs. This area is completely private and screened, and a natural haven for wild birds.

Beyond this part of the garden, there is a fenced area with several mature specimen trees, including 'Monkey Puzzle', 'Tulip Tree', maple, fruit trees, firs and oak.

Landscapes Rise is located on a quiet lane that leads to The Bull Inn and on to Bewl reservoir. Ticehurst is a lovely and sought-after village with a thriving community. Amenities include a greengrocer, chemist, coffee shop/cafe, zero waste shop, florist, art gallery, laundry and general store with Post Office.

The award-winning gastro pub The Bell Inn is in the centre of the village with the beautiful country pub The Bull Inn just a two minute walk away.

There is an Ofsted rated primary school and a range of sporting facilities. Nearby leisure facilities include tennis, an excellent children's playground, and a Community sports centre, as well as a fantastic golf club at Dale Hill.

There are also beautiful walks on the numerous footpaths and bridleways that criss-cross the area, the ever-popular Bedgebury Pinetum and Bewl Water Reservoir for outdoor pursuits.



The A21 with access to the M25 is within 4 miles, and mainline stations are at Wadhurst, Stonegate and Tunbridge Wells, all providing fast and frequent commuter services to London. Also, within 45 minutes of Wadhurst there is the Coast with all that it has to offer.

The main house has gas fired central heating, mains electric and water, and a shared private drainage system on the neighbouring farm.

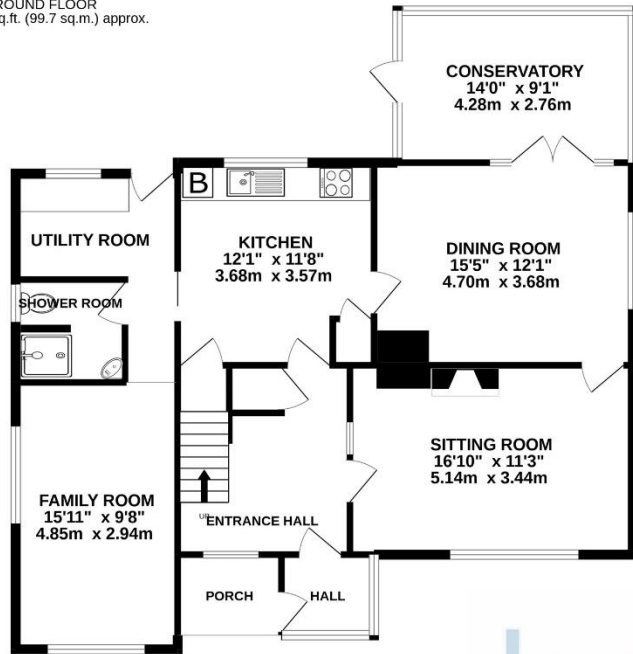
The Annexe enjoys a modern private drainage system, mains water and electric and electric central heating.

Council Tax Bands: F for the house and A for Golden Grove.

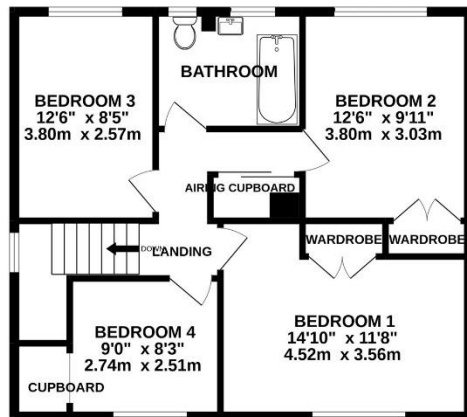
Energy performance certificate (EPC)		
Landscapes Rise Cross Lane Ticehurst WADHURST TN5 7HQ	Energy rating E	Valid until: 23 May 2032 Certificate number: 2021-9256-0610-8002-0283
Property type	Detached house	
Total floor area	152 square metres	

Energy performance certificate (EPC)		
Golden Grove Landscapes Rise Cross Lane WADHURST TN5 7HQ	Energy rating D	Valid until: 24 May 2032 Certificate number: 0956-0209-2702-8810-0314
Property type	Detached bungalow	
Total floor area	48 square metres	

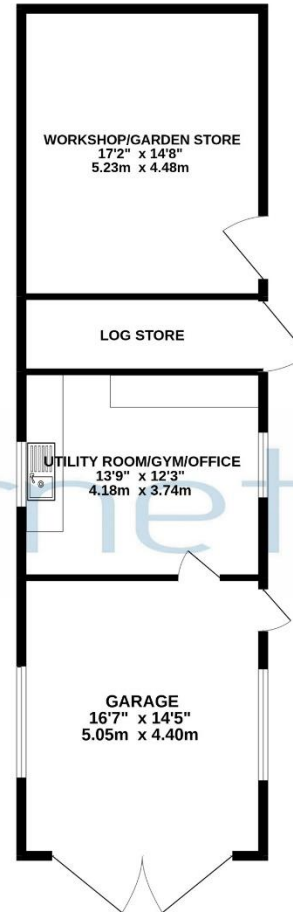
GROUND FLOOR
1073 sq.ft. (99.7 sq.m.) approx.



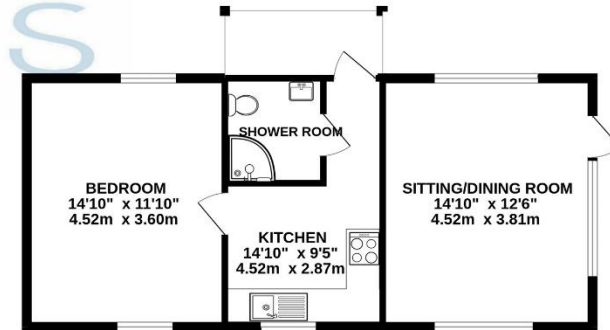
1ST FLOOR
651 sq.ft. (60.5 sq.m.) approx.



GARAGE AND OUTBUILDINGS
729 sq.ft. (67.7 sq.m.) approx.



ANNEX (GOLDEN GROVE)
538 sq.ft. (49.9 sq.m.) approx.



LANDSCAPES RISE, CROSS LANE, TICEHURST. TN5 7HQ

TOTAL FLOOR AREA : 2990 sq.ft. (277.8 sq.m.) approx.

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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Property Misdescriptions Act 1991/Misdescription Act 1967: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room size should not be relied upon for carpets and furnishings, whilst all parties are advised to verify their accuracy especially when considering making an offer. Furthermore, these particulars are believed to be correct but their accuracy is not guaranteed, should not be relied upon as statements or representations of fact and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you particularly if travelling some distance