

01892
782287

01435
874450



Shirley Cottage, High Street, Mayfield, East Sussex, TN20 6AB

£850,000 Freehold





Shirley Cottage High Street, Mayfield, TN20 6AB

Price Guide: £850,000 Freehold

A rather fabulous, and deceptively large Grade II listed house within the centre of the village, providing charm and character in abundance, with inglenook fireplaces and exposed timbers, four/five double bedrooms, four bathrooms, two/three reception rooms, kitchen, utility room and cellar, with a south facing walled garden and parking.

NO CHAIN. EPC Rating: N/A

Shirley Cottage forms a substantial Grade II listed house within the centre of Mayfield. The accommodation has been lovingly looked after over the years, and enjoys well-presented accommodation throughout, with a south facing walled garden, all making the most of the amenities on the doorstep.

The front door leads into the entrance hall, with a curved staircase raising to the floors above. Doors on either side lead into two sizable reception rooms, with the dining room enjoying a window to front and a brick-built inglenook fireplace and a door and steps down to the kitchen beyond.

The kitchen provides a range of hand built cupboards and drawers with woodblock worktops, with a window to rear and a former chimney housing a two hob gas Aga, with further appliances including a butler sink and dishwasher, tiled splash backs, tiled floor and a door to the cellar (described later) and an opening to the rear lobby, with a door to the rear garden and also the adjacent utility room,



housing a washing machine, tumble dryer and the wall mounted boiler.

The sitting room is a lovely, bright dual aspect room, with window to front, windows and French doors to the rear garden, a fabulous inglenook fireplace with brick sides and an oak bressummer, brick flooring and exposed timbers to walls and ceiling.

Off the sitting room is an office, with a window to rear, which is large enough to be used as a double bedroom. Adjacent is a ground floor shower room, comprising a corner shower, WC

and basin. The shower room is accessed off a lobby with a door to front and door to the sitting room.

The cellar is a good sized, dry room, with limited head height throughout, but forming useful storage off the kitchen.

The first floor landing enjoys a window to front and a continuation of the beautiful curved staircase to the second floor.

A door leads into the master bedroom, which is another superb room, with a window to front, and ample built in wardrobes to two walls,

exposed timbers and an opening to the en-suite bathroom comprising a slipper bath, WC, basin, part panelled walls, heated towel rail, window to rear and tiled floor with exposed timbers to walls and ceiling.

There is an adjacent sitting/dressing room area, with a window to rear enjoying some views, and a door into the family bathroom, comprising a rolltop bath, WC and basin, radiator with towel rail, window to rear, tiled floor and exposed timbers.

The far side of the bathroom is a small landing, with a cupboard and steps and a door to a rear bedroom with the best views and a built in wardrobe. There is also a door to a front facing bedroom with an inglenook fireplace and exposed beams. A further door leads back to the first floor landing.

The second floor landing provides doors to storage cupboards and leads around the chimney into the beautiful vaulted bedroom, with a window to side, velux window to rear and the exposed vaulted beamed ceiling. The bathroom is accessed off the landing, and comprises a roll top bath, WC, and wall mounted basin, part tiled walls and slate tiled floor, velux window to rear and heated towel rail.

Outside to the front is a forecourt which can house two cars for parking. The side access is via the side of the Middle House Hotel, with a further gate to the rear garden. The rear garden comprises a brick patio immediately outside the patio doors and door to the lobby to the kitchen. This is level to the central grass lawn, with slightly raised beds to the west and south boundaries, with mature shrubs and a slightly raised summerhouse to one corner.



Shirley Cottage is located in the middle of the High Street, adjacent to the renowned Middle House Hotel.

Mayfield High Street provides a small supermarket, baker, butcher, delicatessen, chemist, greengrocer, bank and post office. There are Churches of various denominations, period Inns and a Primary School.

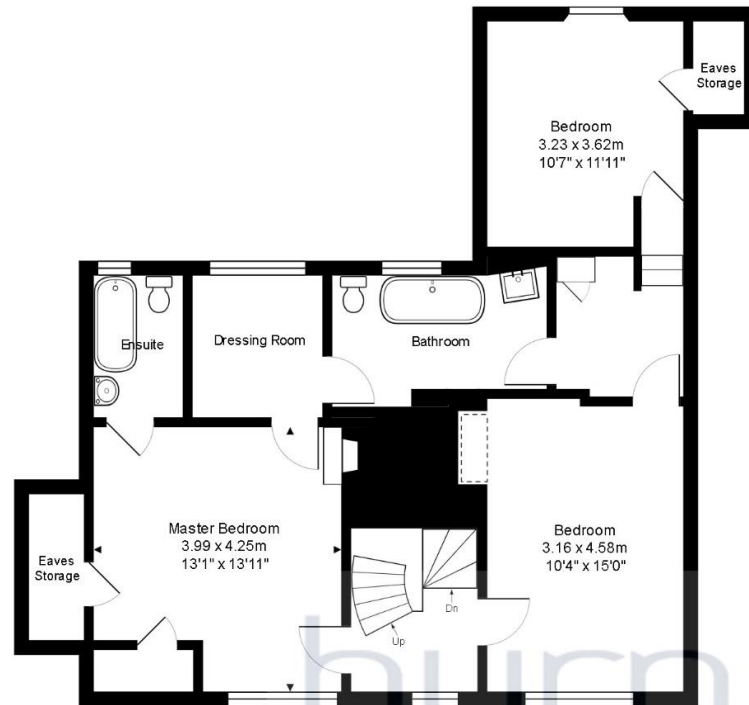
For more comprehensive facilities the Spa Town of Royal Tunbridge Wells is approximately 9 miles to the north.

Railway stations are at Wadhurst, (5 miles), Tunbridge Wells (9 miles), Jarvis Brook & Buxted serving all London Stations.

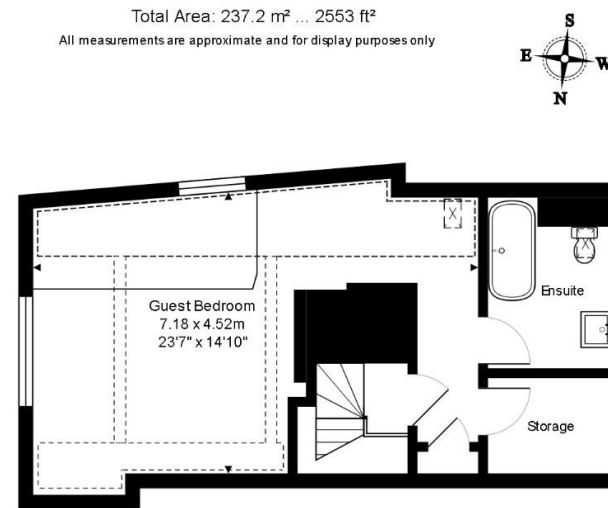
There is an excellent choice of education facilities within the general area catering for both the state and private sectors.

Nearby leisure facilities include numerous Golf Courses, sailing can be enjoyed along the Coast and at Bewl Water Reservoir. The village has its own Tennis club as well as many beautiful walks and numerous equestrian pursuits are available nearby.



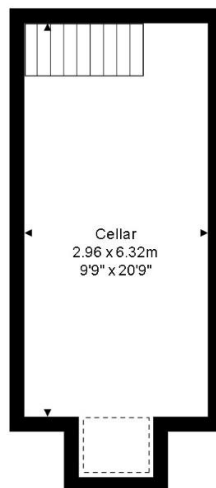


First Floor
Area: 80.4 m² ... 865 ft²

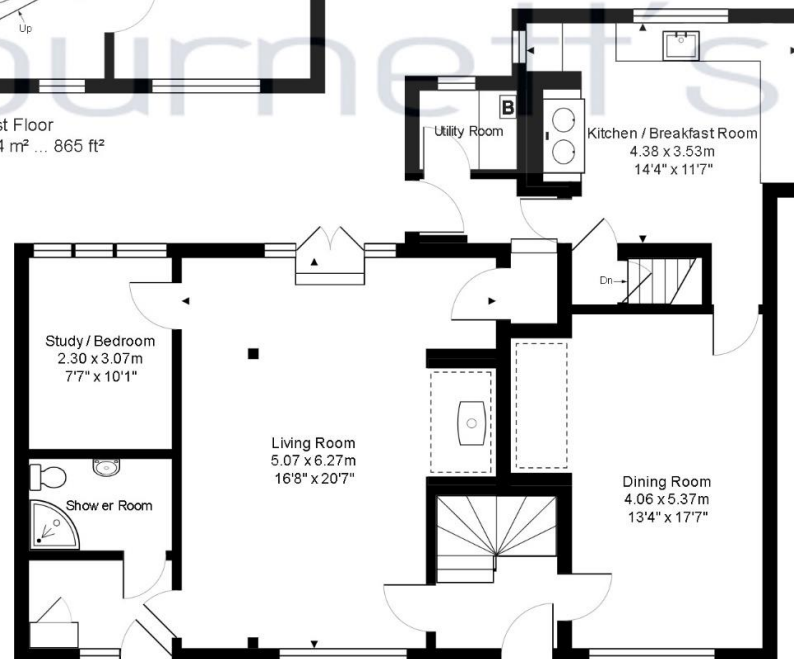


Second Floor
Area: 42.3 m² ... 455 ft²

Total Area: 237.2 m² ... 2553 ft²
All measurements are approximate and for display purposes only



Basement
Area: 19.9 m² ... 214 ft²



Ground Floor
Area: 94.6 m² ... 1019 ft²

Services:

All mains services connected.

Council Tax Band: F

Fibre broadband within the village.



burnett's

Individual Property : Individual Service

www.burnetts-ea.com

Mayfield: 01435 874450
Wadhurst: 01892 782287
Lettings: 0845 873 7493

