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Charles Clark & Co.

CHARTERED SURVEYORS

Agricultural & Rural Property Agents

Wadhurst 2.2 miles Wadhurst Station 2 miles Mark Cross 1.5 miles Tunbridge Wells 6 miles

SKINNERS FARM BUNGALOW

**BEECH HILL
WADHURST
EAST SUSSEX
TN5 6JT**



A DETACHED FARM BUNGALOW IN A RURAL LOCATION

Subject to an older form Agricultural Occupancy Condition

**ENTRANCE HALL, LIVING ROOM, KITCHEN, 3 BEDROOMS,
BATHROOM, CONSERVATORY**

COTTAGE GARDEN & SMALL Paddock
In all just under ½ acre

***** GUIDE PRICE £275,000 *****

GENERAL REMARKS AND INFORMATION

VIEWING Strictly by appointment with the Vendor's Sole Agents, Charles Clark & Co telephone 01435 864455 if possible giving at least 24 hours' notice. Prior to making an appointment to view, the Agents strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property. This will help to ensure that you do not make a wasted journey.

DIRECTIONS From Wadhurst, take the B2100 towards Mark Cross. The driveway for Skinners Farm Bungalow will be found on the left hand side after approximately 1½ miles. (Please note that the driveway splits into three upon leaving the B2100 with Skinners Farm Bungalow driveway being the middle drive).

Alternatively, coming from Mark Cross on the B2100, the entrance will be found on the right hand side after approximately 1½ miles.

SITUATION Situated in a rural location off a private farm drive, Skinners Farm Bungalow is within the High Weald, in an area designated an AONB (Area of Outstanding Natural Beauty). The village of Wadhurst, offering a wide range of shops and facilities, is approximately 2.2 miles to the north east with its main line station being approximately 2 miles distant. A more extensive range of shops, restaurants and facilities may be found in Royal Tunbridge Wells approximately 6 miles to the north west.

SERVICES Mains water, electricity and private drainage.

OUTGOINGS Wealden District Council – Tax Band D

TENURE The property is Freehold and vacant possession will be granted upon completion.

TOWN & COUNTRY PLANNING Skinners Farm Bungalow is subject to an older form of agricultural restriction limiting occupation "to a person employed or last employed locally in agriculture as defined in Section 221(1) of the Town and Country Planning Act 1962 or forestry or a dependent of such a person residing with him (but including a widow or widower of such a person)". Further details available from the Agents.

PARTICULARS OF SALE Whilst every care has been made in the preparation of these particulars they are intended as a guide only and their accuracy cannot be absolutely guaranteed. Any intending purchaser should satisfy himself as to the correctness of each of the statements contained within these particulars by inspection or otherwise. Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances are approximate only.

We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

DESCRIPTION Skinners Farm Bungalow is a detached farm worker's cottage set off a farm drive. The property has undergone considerable works since last occupied including extensive rewiring, roof insulation and redecoration throughout as well as newly fitted carpets and floor coverings, newly fitted kitchen and bathroom and a new conservatory. Skinners Farm Bungalow benefits from double glazing and new electric storage heaters and briefly comprises:-

Front Door leading to

Reception Hall with night storage heater. Door leading to

Living Room (14'0 x 11'0) Double aspect. Open fire with brick surround and tiled hearth. Glazed doors lead to

Kitchen Single aspect with views to side garden. Set into worktops is a single stainless steel sink and built-in 4-plate electric hob with a new Electolux oven and extractor fan. Alongside the kitchen units is a new Proline fridge. Inset ceiling lights. Cupboard housing immersion heater. Access hatchway to roof space (not inspected).

Inner Hallway with doors leading to

Bedroom 1 (12'4 x 10'11) Single aspect with views to side garden and the countryside beyond.

Bedroom 2 (7'6 x 10'11) Single aspect.

Bedroom 3 (7'8 x 8'11) Single aspect.

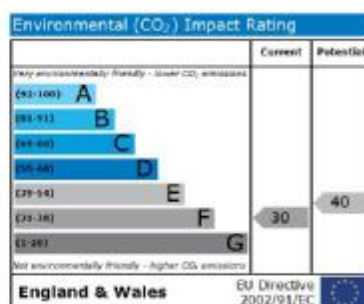
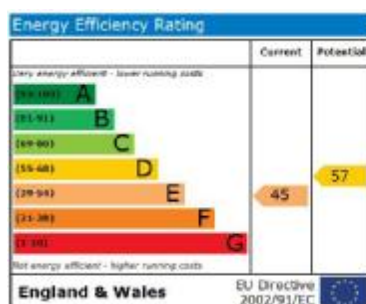
Family Bathroom Single aspect. Tiled walls. Panelled bath with wall mounted Mira shower unit. Glazed shower panel. Pedestal wash basin. Wall mounted heated towel rail.

W.C. Wall mounted wash basin. W.C.

Conservatory (17'0 x 6'0) Views to garden with doors both to side and rear garden. Plumbing for washing machine.

OUTSIDE

The surrounding garden is predominantly laid to lawn on three sides, interspersed with flower beds and various shrubs with a small terraced area adjoining the conservatory. There is a small paddock area and the whole extends to about **0.477 acres**.





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