

Crane & Co



Price Guide

£540,000 - £575,000

Apple Tree Cottage, Stunts Green, Herstmonceux, East Sussex BN27 4PR

🏠 2 Bedroom 🚿 2 Bathroom 📺 2 Reception

📞 01323 440678

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Freehold

 2 Bedroom  2 Bathroom  2 Reception

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Charming 2 bedroom country home with scenic views and modern upgrades. If you're searching for a retreat in the heart of the countryside, this delightful 2 bedroom home could be just what you're looking for. Nestled in a beautifully rural setting, the property offers privacy and direct access to picturesque walking onto open countryside via a secure gate at the end of the garden, perfect for dog walkers, nature lovers, or those who simply enjoy the great outdoors. The current owner has thoughtfully updated and maintained the property to a high standard, carrying out a number of significant improvements to enhance both comfort and functionality. These include the installation of new double glazed windows, a stylishly renovated main bathroom and ground floor shower room, a new oil tank, and upgraded radiators throughout the home, ensuring it remains warm and energy efficient throughout the year. Inside, the property is light, welcoming, and well laid out. At its heart is a practical open-plan kitchen, ideal for preparing meals while still being part of the conversation whether hosting guests or spending quality time with family. The adjacent living room features a charming log-burning stove, creating a cosy, inviting atmosphere perfect for relaxing on cooler evenings. The ground floor also includes a modern shower room and a convenient boot room, an especially handy feature for country living, offering a practical space to store coats and muddy boot. Upstairs, you'll find two bright and comfortable bedrooms and plenty of natural light. A well appointed main bathroom completes the upper floor. Outside, the home truly comes into its own. The large, mature garden is a real highlight offering multiple areas for relaxation, outdoor dining, or gardening, with a mix of lawns, trees, and flowerbeds. There's ample room for children or pets to play, and the garden's peaceful ambiance makes it the perfect place to unwind. A generous private driveway provides plenty of off-road parking. Located just a short distance from the village of Herstmonceux, you'll find a range of local amenities including shops, cafes, and services, everything you need close to home, while still enjoying the countryside life.

Room Sizes

Porch
Living Room - 22' 6" x 10' 0"
Dining Room - 12' 0" x 10' 0"
Kitchen/Breakfast Room - 22' 3" x 14' 2"
Utility Room - 9' 3" x 5' 11"
Study - 12' 1" x 7' 11"
Shower Room
First Floor
Bedroom 1 - 15' 0" x 10' 1"
Bedroom 2 - 12' 1" x 8' 3"
Bathroom
Outside
Front Garden
Driveway
Rear Garden

Main Features

- Detached Country Home
- 2 Double Bedrooms
- Stunning Views & Walks
- Large Spacious Accommodation
- Driveway
- Log Burner
- Utility Room
- Bath & Shower Room

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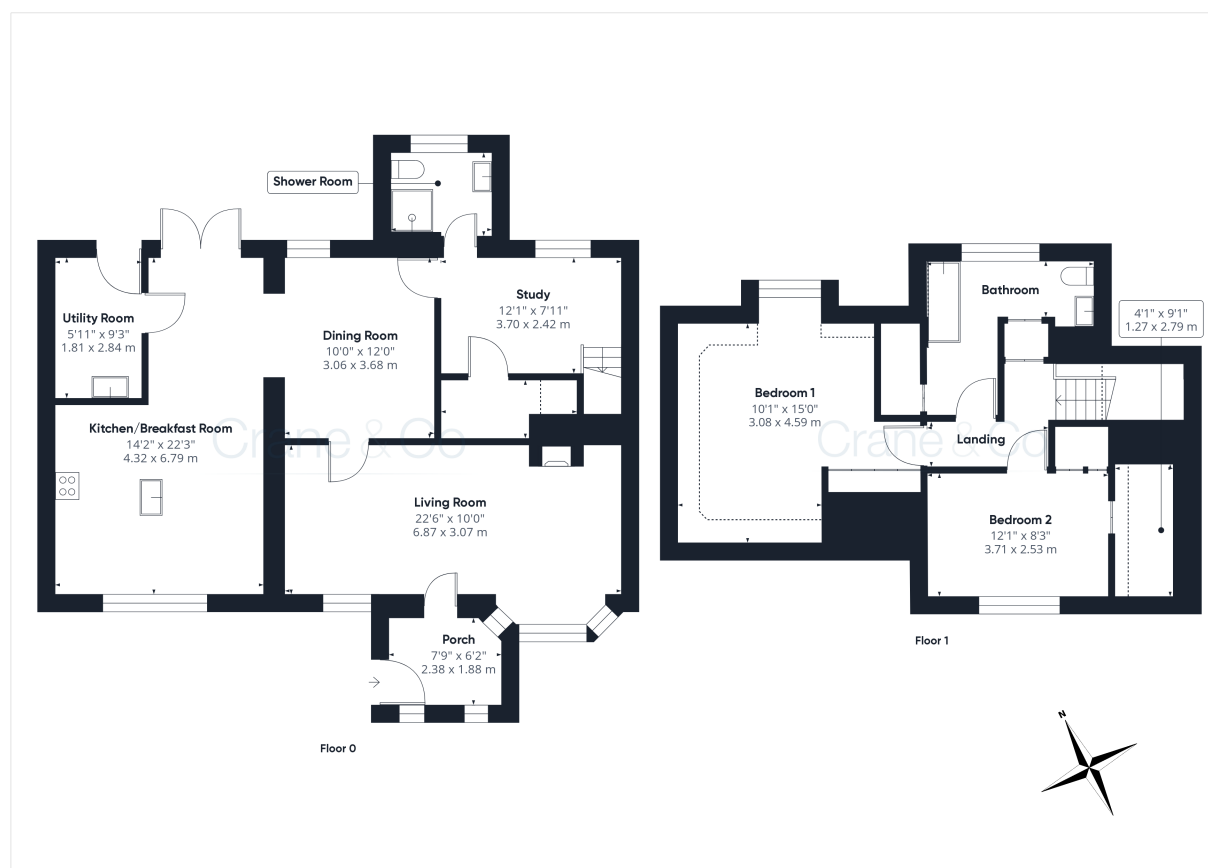
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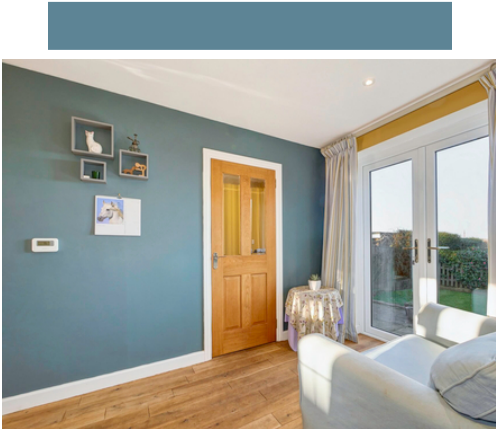
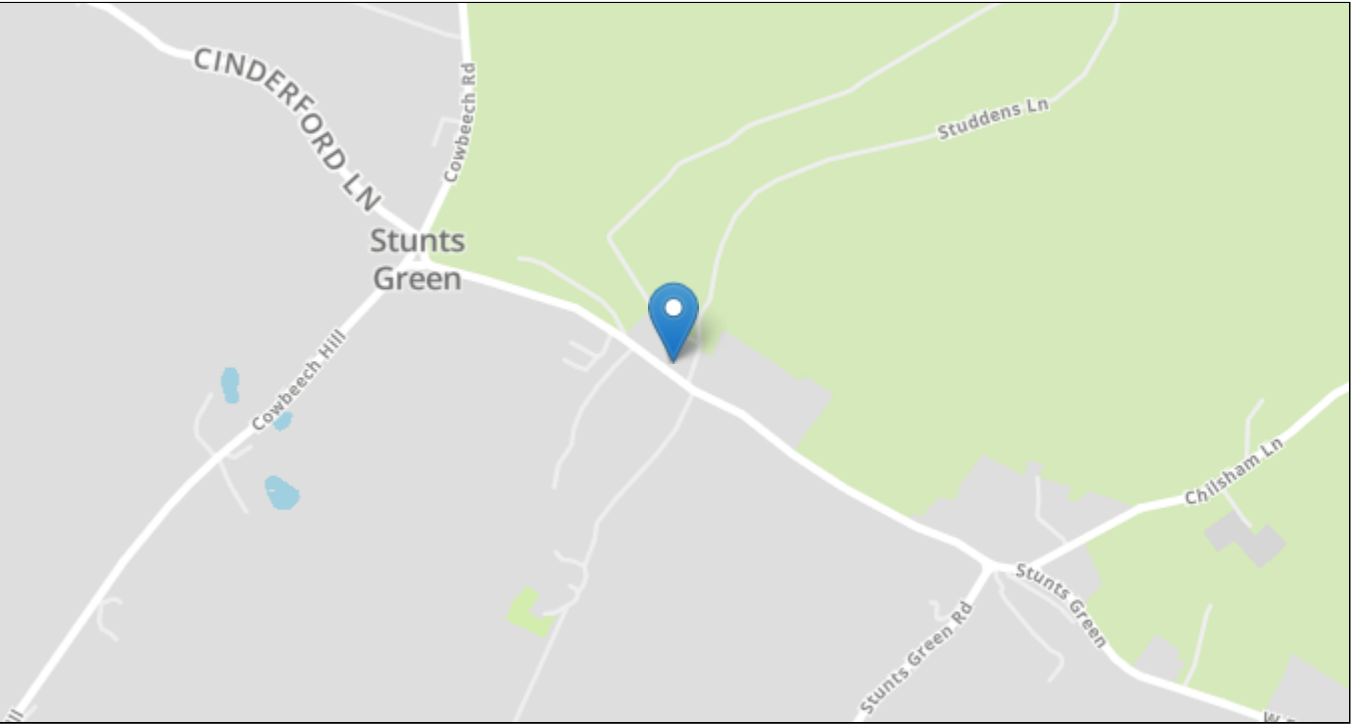
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	76
(81-91)		
(69-80)		
(55-68)		
(39-54)	E	52
(21-38)		
(1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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