



Peltham Cottage,
Ashburnham,
East Sussex,
TN33 9PB



Occupying a wonderful setting on a little used country lane this delightful detached Grade II listed property enjoys views over rolling countryside towards the South Downs. Requiring improvement, this rarely available restoration project has a variety of dilapidated outbuildings considered to offer potential, subject to any necessary consent.

Features

GRADE II LISTED

OUTBUILDINGS WITH POTENTIAL

LITTLE USED COUNTRY LANE

3/4 OF AN ACRE

VIEWS TOWARDS SOUTH DOWNS

NO ONWARDS CHAIN

PERIOD FEATURES

AREA OF OUTSTANDING NATURAL
BEAUTY



Description

Forming part of the Ashburnham Estate, Peltham Cottage is available on the open market for the first time and viewing is essential to appreciate the wonderful rural setting and far reaching south-westerly views. The house is Grade II listed and in need of considerable improvement but offers a wonderful restoration project within a peaceful rural setting. Retaining many notable features the accommodation is arranged over two floors with a substantial attic space that may offer potential, subject to any necessary consent. There are two principle reception rooms, one with an inglenook fireplace, as well as a kitchen and bathroom on the ground floor. To the first floor are three rooms, one giving access to a nursery/walk in wardrobe. Set amidst gardens of approximately 3/4 of an acre that wrap around the property. There is a wide vehicular access that leads to a large area of parking with access to the dilapidated outbuildings, one which is substantial, as well as a timber workshop and two other collapsed barns. We are advised that the property had a new treatment plant in 2020 and has a modern oil fired boiler. The property is available with no onward chain.

Directions

What3Words:///ghost.bulldozer.tinsel



THE ACCOMMODATION COMPRISES

Entrance porch with outside light and door to

ENTRANCE HALL

15' 7" x 5' 1" (4.75m x 1.55m) max with understairs storage and double cupboard housing the fuses and oil fired boiler.

LIVING ROOM

14' 4" max into fireplace x 14' 0" (4.37m x 4.27m) with an impressive Inglenook fireplace, window to gardens and door and stairs rising to first floor.

DRAWING ROOM

17' 0" x 11' 2" (5.18m x 3.40m) having a dual aspect with door to rear patio and garden.

KITCHEN

10' 6" x 9' 10" (3.20m x 3.00m) with window and stable door to side. Fitted with a range of base and wall mounted kitchen units providing cupboards and drawers with areas of working surface incorporating a sink unit and 4 ring hob. There is space and plumbing for appliances and a fitted oven.

BATHROOM

6' 5" x 6' 0" (1.96m x 1.83m) with window to front, part panelled walls and fitted with a slipper bath, pedestal wash hand basin, low level wc.

FIRST FLOOR LANDING

with exposed timbers and floor boards.

BEDROOM

9' 1" x 8' 4" (2.77m x 2.54m) with window to front.

BEDROOM

11' 5" x 10' 2" (3.48m x 3.10m) with window to rear, exposed timbers and floor boards and window taking in fine views. A door connects to the NURSERY/WALK IN WARDROBE 8' 3" x 7' 7" (2.51m x 2.31m) plus 4' 2" x 3' 8" (1.27m x 1.12m) that provides access to the loft space and is thought to offer potential to become an en-suite, subject to any necessary consent.





BEDROOM

18' 0" x 12' 2" (5.49m x 3.71m) a dual aspect room.

OUTSIDE

The property has a pedestrian gate from the lane with a pathway to the front door. In addition, two sets of five bar gates provide a wide entrance to an area of hard standing and parking that leads down to the dilapidated barns. One barn is substantial measuring 47' 0" x 25' 4" (14.33m x 7.72m) of timber and corrugated construction with an additional timber shed with tiled roof (overgrown) measuring 12' 2" x 9' 3" (3.71m x 2.82m). A lower section of ground also gives access to two collapsed barns. The formal gardens wrap around the property rising up on the south side to a kitchen garden area with access to the oil tank. To the rear the gardens are undulating and back onto open fields with a large area of patio and connect round to the parking and barns.

HISTORICAL NOTE

Located in the High Weald Area of Outstanding Natural Beauty, Ashburnham includes St Peters Parish Church, the Ashburnham Chapel, Village Hall, sports pavillion and renowned Ash Tree Inn, as well as the Orangery tearoom at Ashburnham Place and its 220 acres of Capability Brown grounds. Peltham Cottage is part of the historical Ashburnham Estate and is offered for sale for the first time on the open market. Nearby Ashburnham Place was the family home of the Ashburnham family from the 12th Century. The family prospered through their land holdings in Sussex, Suffolk and Wales. John Ashburnham, the Cavalier, (1603-1671) and his brother William were grooms of the bed chamber to King Charles I. John's son was created Baron of Ashburnham by William III in 1668 and his son also John was created Earl of Ashburnham in 1730. The Earldom became extinct on the death of Thomas the sixth Earl of Ashburnham in 1924 and the Ashburnham Estate is today owned by his sister's descendants.

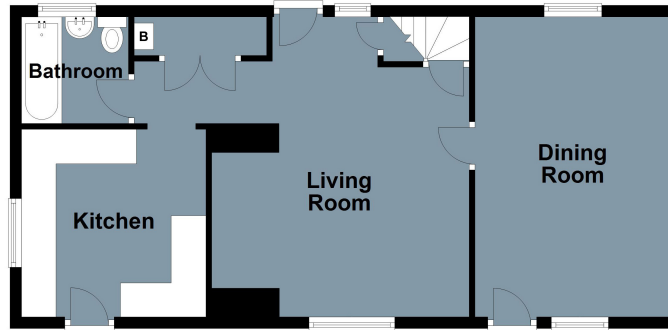
AGENTS NOTE

In accordance with the Estate Agents Act 1979 and other legislation we declare that an employee of The London Office which is linked to Campbells Estate Agents is one of the Trustees of this property



Ground Floor

Approx. 58.7 sq. metres (631.5 sq. feet)



First Floor

Approx. 60.8 sq. metres (654.2 sq. feet)



Total area: approx. 119.4 sq. metres (1285.6 sq. feet)

For illustration purposes only - not to scale

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

