



West End Farm and Land,  
Forest Lane,  
Punnetts Town,  
TN21 9JA





# Forest Lane

An attractive detached 3/4 bedroom period cottage with a block 14.397 acres of ring fenced land including some outbuildings set amidst established gardens that offer a good deal of privacy, fronting a no-through country lane within the High Weald Area of Outstanding Natural Beauty on the outskirts of the village.

## Features

DETACHED VICTORIAN COTTAGE

3/4 BEDROOMS

OFF ROAD PARKING

NO-THROUGH LANE LOCATION

14.397 ACRES OF PASTURE

2 RECEPTION ROOMS

ESTABLISHED GARDENS

ACCESS TO DALLINGTON WOODS

NO ONWARDS CHAIN



## Description

Viewing is essential of this attractive detached Victorian cottage that occupies a delightful location fronting a little used no-through country lane in the heart of the High Weald, close to footpaths and bridleways with access to Dallington Woods. Having been improved and upgraded in recent years, at the heart of the property is a large kitchen/breakfast room that opens into the living room, both rooms enjoying a dual aspect with views of the garden. Providing adaptable accommodation there is a ground floor bathroom, utility room and an additional reception room that could be used as a ground floor bedroom. The first floor provides three double bedrooms and a smaller nursery/occasional bedroom. Improved in recent years there are bespoke replacement sash windows, painted rendered elevations and oil fired central heating with radiators throughout. The garden provides a good deal of privacy being enclosed with established trees, shrubs and rhododendrons with a level lawn and south facing patio. The driveway provides ample parking and there is a large timber shed and log store. In addition, directly opposite the cottage, is a ring fence block of 14.397 acres of pasture with a feature pond and a cluster of outbuildings.

NOTE: The property has a private drainage system.

## Directions

From the centre of Punnetts Town head east on the B2096 Battle Road turning left into North Street and right into Forest Lane where the property will be seen approximately 1/4 mile along on the left hand side. What3Words:///rivals.bumping.ahead



## RECEPTION HALL

15' 0" x 5' 5" (4.57m x 1.65m) with stairs rising to first floor landing.

## BATHROOM

7' 0" x 6' 6" (2.13m x 1.98m) with window to rear and fitted with a white panelled bath with mixer tap, shower attachment and tiled enclosure, pedestal wash hand basin, close coupled wc.

## KITCHEN/BREAKFAST ROOM

22' 3" x 11' 0" (6.78m x 3.35m) a double aspect with recessed lighting and a range of floor mounted kitchen cabinets incorporating cupboards and drawers, integrated dishwasher, fridge and space for an oven range with extractor above. There is an area of hardwood working surface incorporating a 1 1/2 bowl enamel sink with mixer tap and drainer and an additional storage cupboard with shelving above. The kitchen offers ample space for a dining table and opens into

## LIVING ROOM

21' 10" x 9' 6" (6.65m x 2.90m) a double aspect room with double doors opening to the patio and garden, wood burner (not in use).

## SITTING ROOM/STUDY

14' 10" x 10' 10" (4.52m x 3.30m) a double aspect room with tiled and boarded up fireplace with storage cupboards to side.

## UTILITY ROOM

10' 10" x 7' 1" (3.30m x 2.16m) with window, quarry tiled floor, space and plumbing for appliances, large storage cupboard housing the meters, stainless steel double drainer sink unit with cupboards below. Door to outside.

## FIRST FLOOR LANDING

with windows to rear and linen cupboard.

## BEDROOM

12' 0" x 11' 0" (3.66m x 3.35m) max with windows to front.







### **SHOWER ROOM**

9' 0" x 4' 0" (2.74m x 1.22m) with large tiled shower enclosure with fixed and hand held shower, high cistern wc and vanity sink unit.

### **BEDROOM**

13' 2" x 12' 4" (4.01m x 3.76m) with windows to front.

### **BEDROOM**

10' 7" x 10' 0" (3.23m x 3.05m) with windows to front.

### **NURSERY/OCCASIONAL BEDROOM**

6' 7" x 5' 5" (2.01m x 1.65m) with obscured window to rear.

### **OUTSIDE**

The property is approached through two brick piers to a large area of gravel driveway that provides parking and leads to the front of the property. The gardens are a real feature offering privacy being enclosed with mature hedging interspersed with established trees, shrubs and rhododendrons. A pedestrian gate and pathway lead to the front of the property and opens to an area of level lawn in front of the cottage with a patio that extends across the front all enjoying a southerly aspect. Access is given to either side, to one side is an oil fired boiler and to the rear a timber shed, log store and further specimen trees.

### **THE LAND**

The land is located directly opposite the cottage with vehicular access and water connected. The whole is ring fenced extending to 14.8 acres and sub-divided with a feature pond and a cluster of outbuildings arranged around a concrete yard. Dilapidated barn 32' 5" x 21' 0" (9.88m x 6.40m); Two storey barn 32' 7" x 17' 5" (9.93m x 5.31m); Part demolished brick barn 19' 0" x 12' 2" (5.79m x 3.71m) no roof.

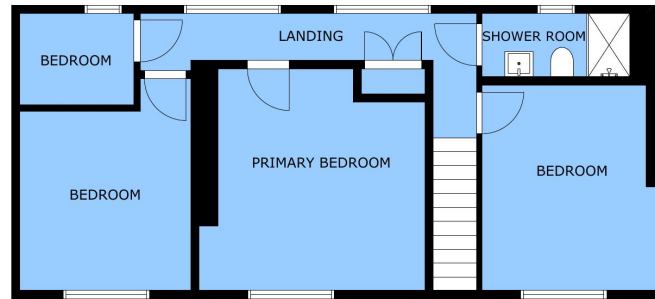
### **COUNCIL TAX**

Rother District Council

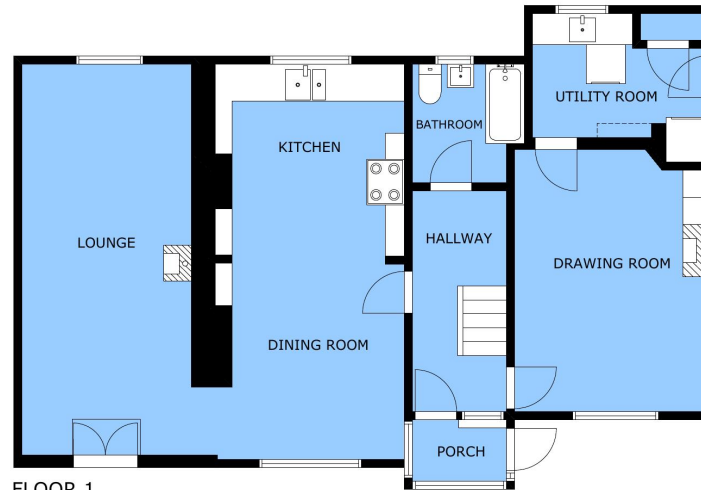
Band D - £2,163







FLOOR 2



FLOOR 1

GROSS INTERNAL AREA  
TOTAL: 144 m<sup>2</sup>/1554 sq.ft  
FLOOR 1: 88 m<sup>2</sup>/946 sq.ft, FLOOR 2: 56 m<sup>2</sup>/608 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

