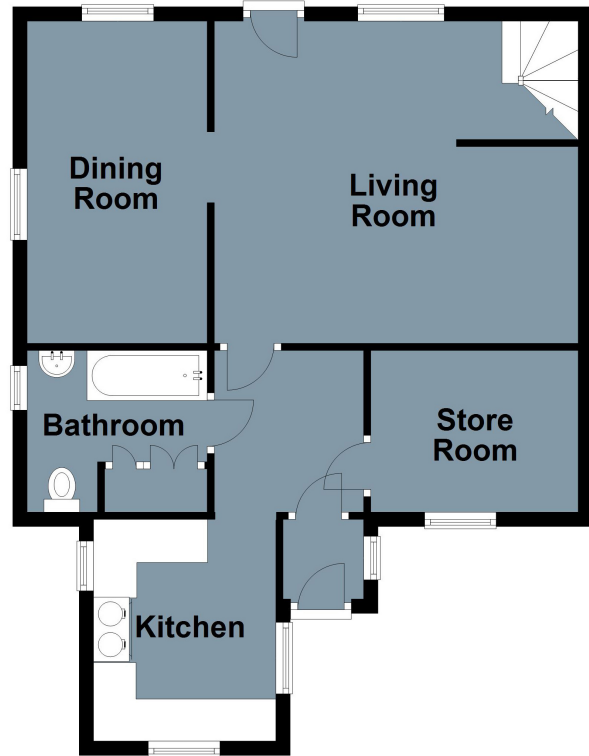


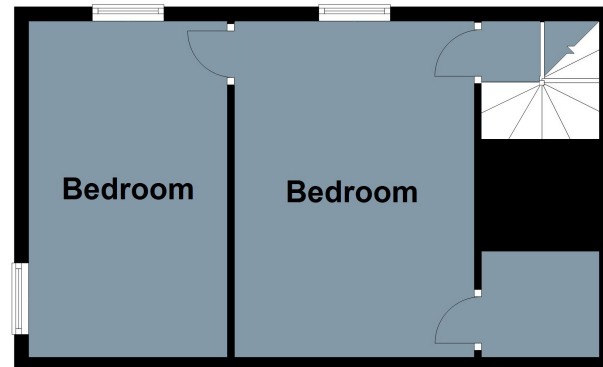
### Ground Floor

Approx. 62.5 sq. metres (673.0 sq. feet)



### First Floor

Approx. 37.5 sq. metres (403.6 sq. feet)



Total area: approx. 100.0 sq. metres (1076.6 sq. feet)  
 For illustration purposes only - not to scale



### Pardons Cottage, Dallington, East Sussex TN21 9JX

oieo £395,000 freehold

Occupying the centre of Woods Corner and adjoining the post office is this attractive semi-detached two/three bedroom period property that requires improvements with a small cluster of outbuildings that may offer potential, subject to any necessary consents.

Grade II Listed Cottage  
 Carport

2/3 Bedrooms  
 Countryside Views

In Need of Improvement  
 Village Location

Outbuildings  
 Chain free

## Description

Situated in the centre of the village on elevated ground and enjoying views of the surrounding area is this Grade II Listed two/three bedroom period cottage that enjoys accommodation set over two floors with a wealth of exposed timbering throughout. The two principle reception rooms both have fireplaces, the main with a large inglenook. There is an additional study/bedroom to the ground floor as well as a family bathroom and a vaulted kitchen. There are two interconnecting bedrooms located to the first floor and outside a cluster of outbuildings and carport that may offer further potential, subject to any necessary consents.

Fronting a slip road that leads up to the post office and cottage, a driveway leads around the side of the cottage to the outbuildings and beyond into the established garden that extends for some distance. To the rear of the garden is a lovely view towards Dallington Woods.

## Directions

Located in the centre of the village next to the Post Office.

What3Words: ///reefs.insulated.parrot

## THE ACCOMMODATION

Is approached via panelled door to

### LIVING ROOM

16' 8" x 15' 0" (5.08m x 4.57m) With exposed ceiling timbers and impressive inglenook fireplace with inset wood burning stove. There is a window to the front and stairs rise to the first floor landing.

### DINING ROOM

14' 10" x 8' 2" (4.52m x 2.49m) A double aspect room with brick fireplace (not in use).



### REAR HALLWAY

With door through to Rear Porch and courtyard.

### BATHROOM

7' 10" x 6' 2" (2.39m x 1.88m) With obscured window to side, part tiled and fitted with a panelled bath with shower and shower screen, pedestal wash hand basin, low level wc, range of cupboards.

### KITCHEN

10' 1" x 7' 9" (3.07m x 2.36m) Vaulted with exposed timbers, fitted with a range of base and wall mounted cabinets, space and plumbing for appliances, stainless steel sink, two oven Rayburn (not in use) and four ring hob.

### STORE ROOM

9' 5" x 7' 5" (2.87m x 2.26m) With boarded up window to rear.

### BEDROOM

15' 7" x 11' 0" (4.75m x 3.35m) With window to front taking in distant views, central brick fireplace with cupboard to side, connecting to



### BEDROOM TWO

15' 5" x 9' 2" (4.70m x 2.79m) A double aspect room with distant views, exposed timbers, vanity sink unit.

### ATTACHED OUTBUILDING

STORE: 8' 2" x 7' 5" (2.49m x 2.26m) Vaulted with power and light.

WORKSHOP 6' 9" x 7' 7" (2.06m x 2.31m) opening to

REAR STORE: 14' 1" x 6' 0" (4.29m x 1.83m)

WC: 7' 2" x 2' 10" (2.18m x 0.86m) With close coupled wc.

## OUTSIDE

The property is approached over a slip road with a gated access that leads to a driveway providing access to the side of the property and down to the carport. To the rear is a small area of courtyard between the back of the property and the outhouse. To the side the drive extends to the outbuildings and leads into the garden which extends for some distance, being enclosed by mature hedging, planted flower beds and established trees. There is a detached summerhouse with many plants, shrubs and specimen trees. The gardens extend for some distance where they enjoy fabulous views towards Dallington woods to the rear.

Note: The property has an old septic tank which does not comply with the latest binding rules.



### CARPORT

14' 6" x 11' 0" (4.42m x 3.35m)

### DETACHED BRICK OUTHOUSE

13' 4" x 10' 7" (4.06m x 3.23m)

### BLOCK BUILT GARAGE

15' 6" x 10' 8" (4.72m x 3.25m)

### COUNCIL TAX

Rother District Council  
Band D - £2,519.36

**Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774**

We will be pleased, if possible, to supply any further information you may require.

## Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.