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Riverhall Cottage London Road, Mountfield, East Sussex TN32 5LP **£585,000 freehold**

Set back up a long private driveway amidst gardens and grounds that extend to approximately 3.17 acres, this attractive detached three bedroom cottage has been extended over the years but now requires general improvement and upgrading.

Detached Period Cottage	2 Receptions Rooms	2/3 Bedrooms	2 Bath/Shower Rooms
Established Gardens	Feature Pond	Paddock	Close to Battle
3.17 Acres (est.)			





Description

Viewing is essential to appreciate the location of this attractive period cottage that sits in grounds that include pasture grazing, formal gardens and woodland in all approximately 3.17 acres with a feature spring-fed pond. The accommodation has been extended over the years and the later addition provides a quadruple aspect living room within inglenook fireplace. The inner hallway is ideal as a dining area and there is a separate reception room with an open fireplace. The kitchen looks out to the rear and to the first floor are 2/3 bedrooms, the third being a walk through room and sharing the master bedroom's en-suite. The second bedroom also benefits from an en-suite bathroom. Standing elevated the property is well set back from the road and enjoys views over the attractive grounds and beyond.

Directions

From our office in Battle High Street proceed in a northerly direction taking the third exit at the roundabout onto the A2100 London Road. Proceed along for some distance passing over the level crossing and the entrance to the track will be found along on the right hand side between the left hand turnings Solomons Lane and New Cut. An old farm track leads behind the property and whilst the neighbouring property has a Right of Way this is no longer used.

What3Words:///avoid.custodial.nooks

THE ACCOMMODATION COMPRISES

A covered porch with multi-pane glazed door through to

ENTRANCE HALL

6' 10" x 6' 10" (2.08m x 2.08m) with exposed timbers.

CLOAKROOM

with window to side, part tiled and fitted with a low level wc and corner wash hand basin.

DINING HALL

16' 2" x 6' 9" (4.93m x 2.06m) with windows to front and stairs rising to the first floor landing with dividing exposed timbers leading into the

LIVING ROOM

13' 10" x 10' 7" (4.22m x 3.23m) with exposed timbers, brick open fireplace and door to rear hallway

SITTING ROOM

19' 3" x 10' 0" (5.87m x 3.05m) a quadruple aspect room with French doors leading out to the garden, brick inglenook fireplace with bressumer beam.

REAR HALLWAY

with stable door to outside, understairs cupboard.

KITCHEN

10' 8" x 9' 8" (3.25m x 2.95m) a double aspect room with exposed timbers and fitted with a range of wooden base and wall mounted kitchen cabinets with a stainless steel sink and spaces for appliances.

FIRST FLOOR LANDING

BEDROOM

10' 7" x 9' 8" (3.23m x 2.95m) with window to rear.

EN-SUITE

12' 4" x 4' 9" (3.76m x 1.45m) with windows to front and fitted with a coloured suite comprising a panelled bath with tiled enclosure and shower screen, low level wc and pedestal wash hand basin.

BEDROOM

10' 7" x 9' 9" (3.23m x 2.97m) with window taking in views to the rear, dormer recess 5' 9" x 5' 2" (1.75m x 1.57m) with access to eaves storage, separate airing cupboard with slatted shelves.

MASTER BEDROOM

19' 1" x 13' 2" (5.82m x 4.01m) narrowing to 7' 0" (2.13m) a quadruple aspect room enjoying views over the gardens.

EN-SUITE

6' 10" x 5' 1" (2.08m x 1.55m) with obscured window, fitted shower cubicle with glazed doors, wash hand basin, low level wc.

PRIVATE DRAINAGE SYSTEM

We await details to confirm the system is compliant.

OUTSIDE



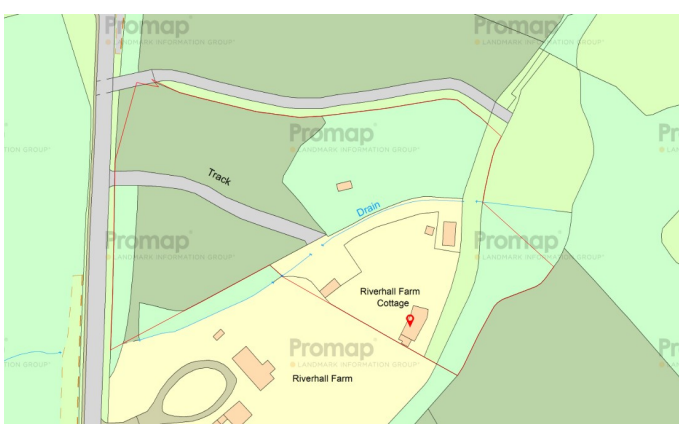
The property is approached over a driveway that opens up and crosses a stream and passes the spring-fed pond. There is an area of paddock, small copse and formal gardens that wrap around the property with a variety of timber sheds and dilapidated storage buildings. Paved pathways wrap around the property and lead to the side where

there is an outside store 7' 10" x 7' 1" (2.39m x 2.16m) housing the oil fired boiler. The gardens extend into a lightly wooded section with some fruit trees.

COUNCIL TAX

Rother District council  
Band E - £3,631.24

PLAN



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.