



Rose Cottage,  
Stunts Green,  
Herstmonceux,  
East Sussex,  
BN27 4PN





# Stunts Green

An attractive detached period house that occupies a lovely semi-rural location amidst large and established gardens with two driveways, ample parking and with planning approval for an extension.

## Features

DETACHED PERIOD PROPERTY

LARGE ESTABLISHED GARDEN

PLANNING APPROVAL TO EXTEND

HEATED POOL

3 BEDROOMS

AMPLE PARKING AND GARAGE

VILLAGE LOCATION

ELECTRIC CAR CHARGING POINT



## Description

This attractive detached period property sits in a lovely semi-rural location amidst large and established gardens amounting to approximately 0.523 of an acre, offering a great deal of privacy with an outdoor heated pool, two driveways and large garage. Inside the property is presented to an excellent standard and enjoying two spacious reception rooms with wood burning stoves and garden views. The kitchen provides ample space for a table and to the first floor are three large double bedrooms, with an en-suite and separate bathroom. The house has planning permission to be extended to create a forth bedroom and reconfigure the accommodation, this was granted under planning reference WD/2025/1834/F. In addition to this there is a lapsed permission to convert the detached garage into ancillary accommodation reference WD/2018/1185/F. Set in a lovely semi-rural location within walking distance of the centre of Herstmonceux, viewing is highly recommended.

## Directions

From Herstmonceux, at the mini roundabout proceed towards Stunts Green and at the triangle with Gingers Lane, turn left into Gingers Lane where the entrance to Rose Cottage will be found immediately on the right hand side. What3Words: ///canine.applauded.beefed



### THE ACCOMMODATION

with approximate room dimensions, comprises ENTRANCE PORCH 5' 5" x 4' 7" (1.65m x 1.40m) Yorkstone floor, double glazed door to

### DINING HALL

22' 0" x 11' 0" (6.71m x 3.35m) With windows looking out onto the garden, central fireplace with bressumer beam and inset wood burning stove, recessed lighting, glazed door through to

### SITTING ROOM

18' 10" x 12' 0" (5.74m x 3.66m) A triple aspect room with double glazed doors opening onto the garden, recessed lighting, feature fireplace with inset wood burning stove, log store and marble hearth.

### INNER HALL

19' 2" x 8' 3" (5.84m x 2.51m) max, with stairs rising to first floor landing, recessed lighting, archway to

### KITCHEN/BREAKFAST ROOM

19' 10" x 12' 0" (6.05m x 3.66m) A triple aspect room with double doors opening onto side patio. The kitchen area is fitted with a comprehensive range of base and wall mounted cabinets incorporating cupboards and drawers with spaces for appliances. There is a fitted wine cooler, space for a dishwasher, integrated fridge and freezer, a larder cupboard and double oven. The kitchen offers an area of working surface incorporating under unit lighting and tiling with a one and a half bowl enamel sink with mixer tap and drainer and a breakfast bar incorporating a four ring hob with extractor fan above. The kitchen opens into the dining area with double doors that lead out onto the side patio.

### REAR PORCH

9' 7" x 3' 0" (2.92m x 0.91m) With glazed door and windows facing the patio, coat hooks.

### WC

Obscured window to side, part panelled and fitted with a concealed cistern wc with wash hand basin.

### UTILITY ROOM

6' 0" x 5' 6" (1.83m x 1.68m) With quarry tiled flooring, fitted with a stainless steel sink unit with mixer taps, space and plumbing for washing machine and tumble dryer with cupboards and store.

### FIRST FLOOR LANDING

With loft access, exposed ceiling timbers, exposed wooden flooring, linen cupboard, separate storage cupboard.

### BEDROOM

14' 8" x 10' 7" (4.47m x 3.23m) A double aspect room with exposed ceiling timbers, partially vaulted with exposed ceiling timbers and two cupboards with hanging rails.







### **BEDROOM**

11' 9" x 7' 4" (3.58m x 2.24m) Window facing the garden, exposed painted beams, shelving.

### **BATHROOM**

12' 0" x 5' 10" (3.66m x 1.78m) With obscured window to side, part panelled and fitted with a slipper bath with telephone style taps, close coupled wc and large shower enclosure with glazed screen. There is a pedestal wash hand basin with heated towel rail.

### **MASTER BEDROOM**

11' 8" x 11' 4" (3.56m x 3.45m) A double aspect room with views of the garden, central fan light, ample storage cupboards with a range of wardrobes with overhead storage and central doorway leading to

### **EN-SUITE**

11' 9" x 5' 6" (3.58m x 1.68m) Part panelled walls with "his and hers" vanity sink units with mixer taps and mirror above. Close coupled wc, large shower enclosure with glazed screen, heated towel rail.

### **OUTSIDE**

The property has two vehicular accesses, one located off Stunts Green, the other off Gingers Lane. The rear access leads to a large area of gravel parking and turning with a gated entrance into the gardens. The gardens wrap around the property, providing large areas of lawn with established borders, plants, shrubs, specimen trees and a dividing hedgerow. A gravel pathway leads to the pool, which is hedge enclosed and fully paved with seating area. A timber shed houses the pump and filtration with an oil boiler and there is a hot tub and area of decking with an enclosed barbeque area and an additional tractor store/workshop.

The other access is approached over a gravel driveway with gates that lead into an area of gravel parking and turning, with access to a small enclosed courtyard.

### **GARAGE**

19' 7" x 18' 7" (5.97m x 5.66m) Of brick construction with up-and-over door, windows to two sides, glazed door to side, power and light, storage above.

### **COUNCIL TAX**

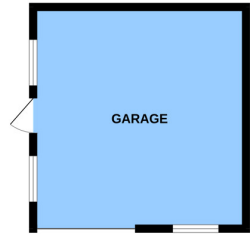
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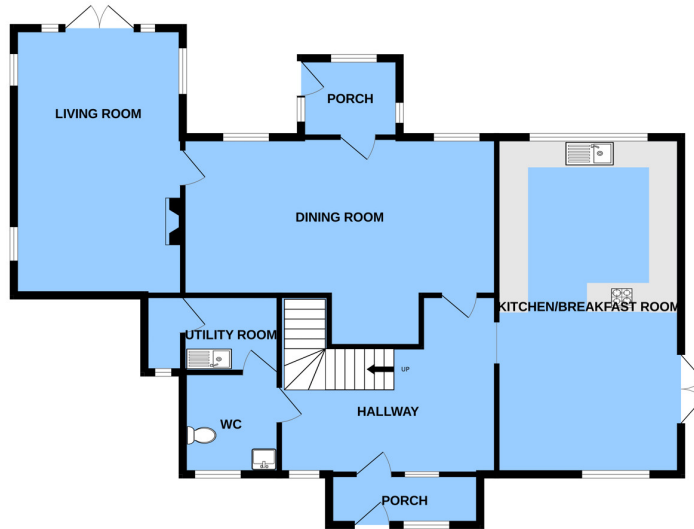




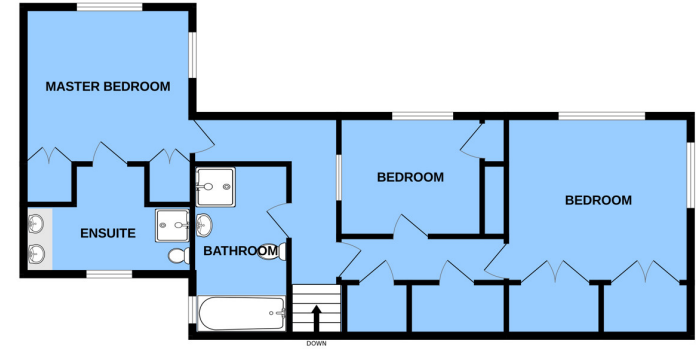
GARAGE



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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