



Coombe Hill Cottage Coombe Hill,
Ninfield,
East Sussex,
TN33 9NH



Coombe Hill Cottage Coombe Hill

Fronting a little used country lane with wonderful rural views, this attractive detached Grade II listed three/four bedroom period home retains character and charm with an outdoor heated pool, detached pool house and garage with workshop all set amidst established gardens within close proximity to Battle town centre and the mainline station.

Features

GRADE II LISTED

3/4 BEDROOMS

DETACHED GARAGE/WORKSHOP

COUNTRY LANE LOCATION

2 RECEPTION ROOMS

OUTDOOR HEATED POOL

ESTABLISHED GARDENS

WONDERFUL RURAL VIEWS



Description

This charming Grade II listed period house originally formed part of the Ashburnham Estate and sits in a stunning rural location fronting a little used country lane with wonderful views. Originally two cottages the property has been extended and altered over the years to provide spacious living accommodation with two principle reception rooms, both with inglenook fireplaces and a large kitchen/family room with exposed ceiling timbers. The property offers good ceiling heights for a period property and to the first floor are three generous bedrooms with a en-suite and family bathroom. To the second floor is a vaulted converted loft space. Set back off the lane a gated entrance provides ample parking and turning with access to an attractive period building that forms a double garage/workshop that is considered to offer potential. The gardens lie level and enjoy fabulous views with an outdoor heated pool and detached pool house complete with shower room and underfloor heating. The property is conveniently situated being within just 3 miles of Battle town centre and the mainline station and viewing is highly recommended.

Directions

From Battle High Street proceed in a northerly direction taking the second exit at the roundabout onto North Trade Road and proceed along to Kitchenham Road turning left into Compass Lane. Proceed down Compass Lane to the valley where the property will be found a short way up the hill on the left hand side.

What3Words:///photo.surcharge.subject



DINING HALL

16' 5" x 14' 9" (5.00m x 4.50m) a dual aspect room with impressive inglenook fireplace, exposed timbers and stairs rising to first floor landing with cupboard housing the fuseboard.

LIVING ROOM

20' 7" x 14' 4" (6.27m x 4.37m) a dual aspect room with brick inglenook fireplace with inset wood burning stove, exposed ceiling timbers.

CLOAKROOM

7' 7" x 4' 1" (2.31m x 1.24m) with obscured window to rear, exposed timbers and fitted with a pedestal wash hand basin and low level wc.

INNER HALLWAY

with brick pavers.

STUDY

10' 3" x 5' 10" (3.12m x 1.78m) with window to front and cupboard housing the boiler.

KITCHEN/BREAKFAST ROOM

28' 3" x 16' 1" (8.61m x 4.90m) max, a triple aspect room with stable door to side, exposed ceiling timbers and tiled flooring throughout. The kitchen is fitted with a comprehensive range of base and wall mounted custom made painted cabinets incorporating cupboards and drawers with integrated dishwasher with a large area of marble working surface incorporating an etched drainer with mixer tap and stainless steel sink. There is an oven range with extractor above, under unit tiling and lighting with ample space for dining and seating.

UTILITY ROOM

5' 3" x 4' 10" (1.60m x 1.47m) with window to side, fitted double base unit with stainless steel sink and space and plumbing for washing machine.

FIRST FLOOR LANDING

An impressive vaulted area with access to loft space and mezzanine storage with exposed timbers.

BEDROOM

16' 0" x 13' 8" (4.88m x 4.17m) a double aspect room with exposed timbers, fitted wardrobes, access to large loft 12' 5" x 4' 8" (3.78m x 1.42m), airing cupboard with slatted shelves.

EN-SUITE

8' 3" x 5' 3" (2.51m x 1.60m) with tiled flooring, part tiled walls and fitted with a corner shower with glazed enclosure, vanity sink unit with mirror and light above, heated towel rail.





BEDROOM

11' 4" x 10' 3" (3.45m x 3.12m) with window to rear.

BEDROOM

15' 4" x 12' 8" (4.67m x 3.86m) a dual aspect room with exposed ceiling timbers, large walk in wardrobe, separate cupboard with hanging rail.

MEZZANINE

15' 7" x 8' 5" (4.75m x 2.57m) vaulted with exposed ceiling timbers.

FAMILY BATHROOM

10' 3" x 5' 6" (3.12m x 1.68m) with window taking in views, tiled flooring, roll top bath with centre taps, pedestal wash hand basin, low level wc.

GARAGE/WORKSHOP

27' 10" x 13' 8" (8.48m x 4.17m) overall with two sets of hinged doors, separate pedestrian door, partially sub-divided with power and light.

OUTSIDE

The property is approached over a gated entrance to a large area of gravel parking with access to the garage. A pathway leads to the front door flanked by areas of lawn with planted borders. The gardens wrap around the property undulating being hedge enclosed with established flowerbeds interspersed with established trees. To the rear is a large area of lawn taking in fabulous rural views incorporating paved patio areas and pathways that extend out to the outdoor heated pool and attached pool house. To the rear of the pool house is a cupboard housing the boiler and filtration.

POOL HOUSE

17' 6" x 15' 2" (5.33m x 4.62m) vaulted with exposed timbers, tiled floor and having multi-pane glazed doors leading out to the patio and pool.

WET ROOM/ SHOWER AREA 7' 2" x 6' 5" (2.18m x 1.96m) fully tiled with shower enclosure, wash hand basin and low level wc.

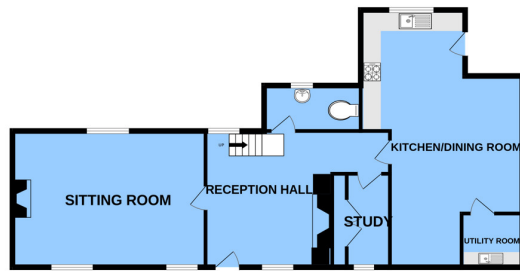
FILTRATION ROOM 7' 1" x 6' 1" (2.16m x 1.85m).

COUNCIL TAX

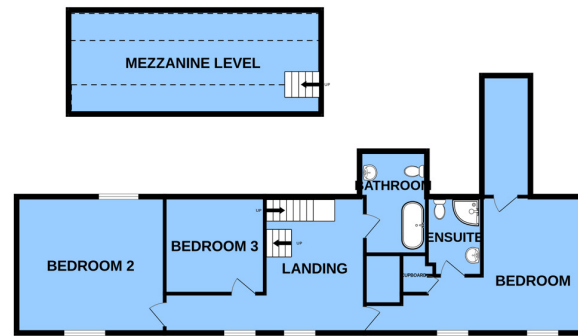
Wealden District Council Band G - £4,081.02



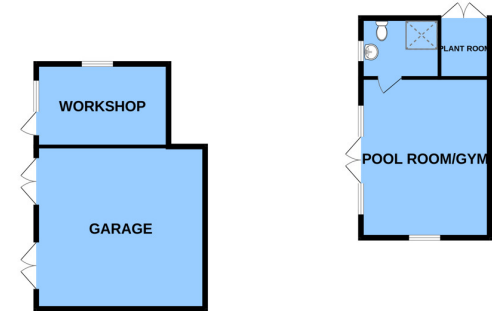
GROUND FLOOR



1ST FLOOR



OUTBUILDINGS



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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