



Willow Cottage,
Straight Lane,
Hooe,
East Sussex,
TN33 9HU



Straight Lane

Occupying a wonderful rural location with fabulous southerly views over adjoining countryside and approached over a long driveway is a wonderful opportunity to acquire a period cottage which has been extended and altered over the years and now offers potential to be further improved with gardens and grounds extending to approximately 2.8 acres including two stables and a barn.

Features

PERIOD COTTAGE

3 BEDROOMS

2.8 ACRES WITH STABLES

BARN

TUCKED AWAY LOCATION

LARGE GARDEN

AMPLE PARKING

SOUTHERLY VIEWS



Description

Willow Cottage is situated in a fabulous rural location fronting a little used country lane up a long driveway and viewing is essential to appreciate the fabulous southerly views over rolling countryside. Originally a period cottage, the property has been extended and altered over the years and is considered to now offer potential to be further enhanced and improved, requiring general modernisation and updating. The rooms are all of generous proportions and benefit from oil fired central heating with a recently replaced boiler. The living room has an inglenook fireplace and the modern kitchen offers ample space for a breakfast table with doors that open out onto the gardens. There is an additional reception room/conservatory, two ground floor bedrooms and a bathroom and to the first floor a master bedroom with large velux balconies that take in the fabulous views. Outside the gardens and grounds extend to approximately 2.8 acres with a long driveway that leads from a little used country lane up to the property where there is ample parking and turning. A large concrete area of hard standing is located in front of the car port, barn and stables. The formal gardens wrap around the property and to the south side is a large paddock.

Directions

From Ninfield proceed south towards Hooe turning right into Straight Lane. Continue along through the 'S' bend where the entrance will be seen on the right hand side. What3Words:///sensible.liberated.dragging



THE ACCOMMODATION

Is approached via a large

L-SHAPED CONSERVATORY

17' 5" x 8' 7" (5.31m x 2.62m) Double glazed below a polycarbonate roof, tiled flooring, glazed door to

LIVING ROOM

17' 9" x 6' 3" (5.41m x 1.91m) Window to side, impressive brick inglenook fireplace with bressumer beam, cupboard hatch housing electric fuseboard, multi pane glazed door through to

STUDY/SITTING ROOM

12' 0" x 10' 9" (3.66m x 3.28m) max, with picture window looking into the conservatory, wood burning stove, door through to

UTILITY ROOM

8' 8" x 5' 0" (2.64m x 1.52m) Window to side, space and plumbing for washing machine with working surface incorporating a circular bowl sink with mixer tap above, large cupboard with slatted shelves.

KITCHEN/BREAKFAST ROOM

17' 2" x 13' 0" (5.23m x 3.96m) A dual aspect room with double doors onto the rear garden fitted with a range of base and wall mounted cabinets incorporating a range of cupboards and drawers with spaces and plumbing for appliances, with a large area of working surface incorporating a butler sink with mixer tap. A door and steps lead down to the

INNER HALLWAY

10' 6" x 7' 1" (3.20m x 2.16m) With window to rear, large cupboard housing the oil fired boiler.

BATHROOM

9' 2" x 7' 2" (2.79m x 2.18m) With window to rear, fitted with a white panelled bath, pedestal wash hand basin, corner glazed shower with heated towel rail to side.

BEDROOM

17' 0" x 13' 1" (5.18m x 3.99m) A dual aspect room with double doors opening out onto the front garden with views beyond.

BEDROOM

17' 5" x 13' 0" (5.31m x 3.96m) With glazed door opening to front garden with views beyond, large storage cupboard.





FIRST FLOOR LANDING

Velux window, eaves storage.

BEDROOM

18' 0" x 18' 0" (5.49m x 5.49m) A double aspect room with velux balcony window taking in stunning views, fitted cupboards with hanging and shelving, eaves storage, door to

EN-SUITE

9' 6" x 8' 1" (2.90m x 2.46m) With velux window taking in views, fitted with a roll top bath with centre taps, heated towel rail, low level wc, pedestal wash hand basin, corner glazed shower with tiled enclosure.

OUTSIDE

The property is approached over a long drive that leads up to an area of parking to the front of the property and an additional driveway that leads down to the workshop, stabling and carport with a large area of concrete hardstanding.

CARPORT

15' 9" x 10' 5" (4.80m x 3.17m)

BARN

22' 3" x 22' 6" (6.78m x 6.86m) With power and light.

STABLES

14' 10" x 8' 4" (4.52m x 2.54m) and 14' 0" x 10' 1" (4.27m x 3.07m) Water connected to the yard.

GARDEN

The gardens wrap around the property, predominantly laid to lawn and interspersed with a variety of established trees with a sunken patio. Hedge enclosed with planted borders and with a patio to the rear of the kitchen. To the front of the property, adjacent to the driveway, a gate leads into the paddock which adjoining open countryside.

COUNCIL TAX

Wealden District Council

Band D - £2684.55

NOTE

The septic tank may not be compliant with the latest binding rules.



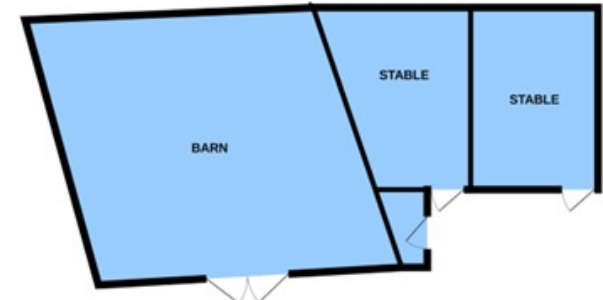
GROUND FLOOR



1ST FLOOR



OUTBUILDING



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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