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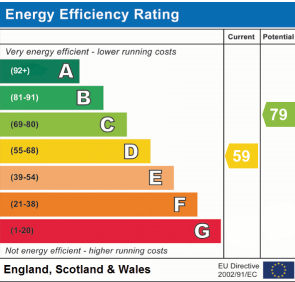
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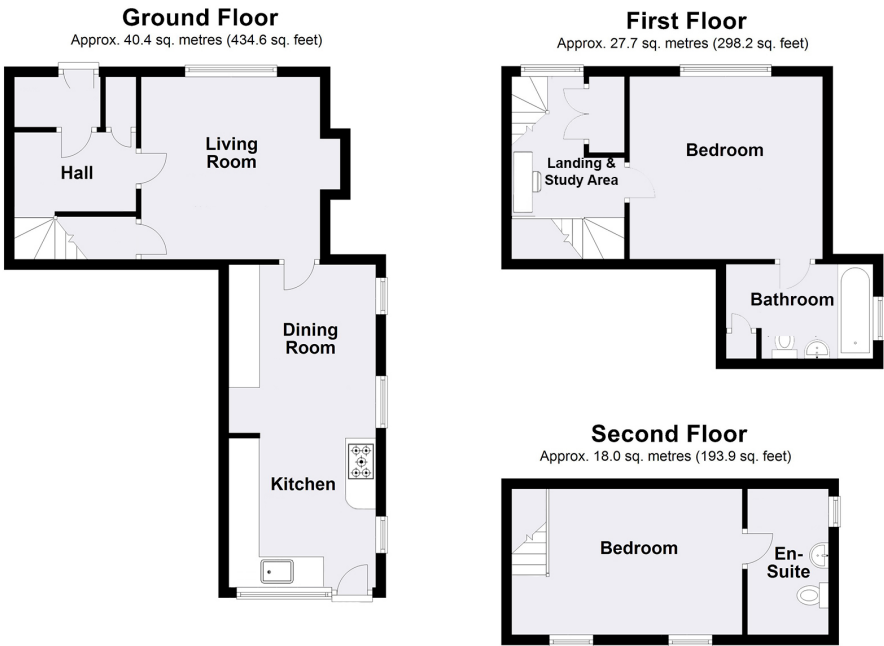
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2 Elm Cottages, Hooe



Total living area: approx. 86.1 sq. metres (926.8 sq. feet)
For illustration purposes only - not to scale



2 Elm Cottages Denbigh Road, HOOE TN33 9ES

oieo £375,000 freehold

****Guide Price £375,000 - £395,000**** An immaculately presented period (unlisted) cottage in a central village location with two bedrooms, generous garden and ample parking. Viewing highly recommended.

Surprisingly Spacious
Accommodation
Delightful Cottage Gardens

Well Presented
Off Road Parking

Central Village Location

Oil Central Heating

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

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Description

The earliest mention of 2 Elm Cottages as a home was from the 1830s, prior to that it is locally believed to have once formed part of a local pub. As you would expect of a property of this period, it has delightful features to include beamed ceilings and a working fireplace. Despite its architectural merits, the property has remained unlisted, allowing for the current owners to carry out extensive works throughout their ownership to include a new roof, kitchen, bathroom, WC, Grant Blue Flame oil combi eco boiler and radiators. A porch leads through to a spacious reception hall with a turned staircase to the first floor. The reception room centres around a working fireplace and the kitchen is fully integrated with plenty of space to dine in, making an ideal space for entertaining.

The first floor landing has been cleverly configured as a study area. The master bedroom is a generous double and has an en-suite bathroom. A second staircase leads to a further bedroom with pleasant countryside views, again with its own WC. Externally the property enjoys ample off-road parking. The garden wraps around the side and rear of the property, landscaped in a cottage style with external dining area and a workshop.

The village of Hooe offers the popular Red Lion pub and Hope Cottage farm shop cafe and Athelas garden centre. The adjacent village of Ninfield has a village shop, primary school and two pubs. The nearby town of Battle offers a more comprehensive range of amenities with a High Street of independently owned shops, excellent schooling in both the public and private sector and a mainline station which offers services to London Charing Cross.

Directions

From Battle, on entering the village, bear left into Denbigh Road and just before reaching the Red Lion turn right where the property will be found on the right hand side, clearly indicated by our 'For Sale' board. What3Words: ///goodbyes.roses.captive

THE ACCOMMODATION

With approximate dimensions, is approached via partially glazed door to

ENTRANCE PORCH

Tiled flooring, coat hanging area and glass panelled door into the

ENTRANCE HALL

7' 0" x 5' 6" (2.13m x 1.68m) A turned staircase gives access to the first floor landing, timbered ceilings, radiator, storage cupboard, partially glazed door into

RECEPTION ROOM

11' 9" x 12' 5" (3.58m x 3.78m) Centered around a working multi-fuel burner; timbered ceilings, window to the front of the property, under stairs storage cupboard leading to CELLAR which is professionally tanked and provides useful storage space, partially glazed door into



KITCHEN/BREAKFAST ROOM

20' 6" x 9' 3" (6.25m x 2.82m) A double aspect room with windows to the side and rear of the property, door into rear garden. The kitchen area has a variety of wall and base units incorporating cupboards and drawers of a Shaker style, integrated AEG induction hob and electric oven under with extractor hood over; Butler sink with mixer tap, integrated slim-line dishwasher; space for fridge/freezer; integrated AEG washing machine, wooden work surface, tiled splash back surround, timbered ceilings, telephone point, radiator:

From the hallway, a turned staircase leads to the

FIRST FLOOR LANDING

Window to the front of the property, exposed timbers, large storage cupboard with folding doors which is currently utilised as a wardrobe. The landing has ample space for desk and is a currently used as a study area, radiator. Door to



BEDROOM ONE

12' 5" x 11' 9" (3.78m x 3.58m) Window to the front of the property, exposed beams to ceiling, door into



EN-SUITE

9' 5" x 11' 5" (2.87m x 3.48m) Window to the side of the property. There is a panelled bath with shower attachment over; heated towel rail, WC, vanity unit incorporating basin with cupboards under; matching tallboy unit, additional storage cupboard, recessed lighting to ceiling, motion sensor smart mirror with bluetooth speaker and anti-mist function, shaver point, laminate flooring.

There is a secondary staircase from the landing which gives access to



BEDROOM TWO

15' 4" x 9' 5" (4.67m x 2.87m) two velux windows to the rear of the property taking in countryside views, exposed timbers, radiator, restricted head height, door into

EN-SUITE

WC with vanity unit incorporating basin with cupboard under; tiled splash back, eaves access, heated towel rail, laminate flooring, exposed timbers, window to the side of the property and a clothes hanging area.

OUTSIDE

Externally the property enjoys off-road parking for two cars on a tarmac driveway, flanked by two red pillars. The front garden is fence enclosed and is accessed either from the lane by a gate or directly accessed from the driveway. The front garden is bordered by mature hedgerows screening it from the lane and is predominantly laid to lawn with two footpaths one from the lane and one from the driveway giving access to the front door. A gate leads down to the side and rear garden. The side of the property houses the oil tank, boiler, shed and WORKSHOP 9' 10" x 8' 0" (3.00m x 2.44m) with window into rear garden, multiple power points and light.

A shingle path gives access to a private seating/dining area with a red brick retaining wall and further sleeper steps give access onto the rear part of the garden which is predominantly laid to lawn with raised beds with retaining sleepers, well stocked with shrubs with mature bushes and trees, barbeque area. Fence enclosed with outside light and tap. Door back into the kitchen.



COUNCIL TAX

Wealden District Council
Band D - £2,448.61

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.