

Campbell's Estate Agents
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Ivy Cottage Standard Hill, NINFIELD TN33 9NJ

£450,000 freehold

A charming unlisted 2/3 bedroom semi detached cottage with period features, established gardens and large outbuilding all set on the outskirts of the popular village of Ninfield. Claverham Catchment Area.

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|-----------------------|--------------------------|--------------------------|--------------|
| Semi-Detached Cottage | Period Features | 1/2 Reception Rooms | 2/3 Bedrooms |
| Established Gardens | Popular Village Location | Claverham Catchment Area | |

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Description

Ivy Cottage is an attractive semi-detached character property that presents an attractive double fronted weatherboarded elevations below a catslide roof to the rear. Although the property dates back to the 18th Century and retains much of its character, it has remained unlisted giving it further potential to enhance and reconfigure. There is a large living room with an inglenook fireplace and a kitchen/breakfast/utility room, downstairs bath/shower room and an additional reception room that could be used as a dining room, office or third bedroom. There are two further bedrooms to the first floor. Outside the property enjoys established well stocked gardens with a duck pond and there are far reaching views across rolling countryside towards the South Downs from many of the rooms. There is a private driveway with a large barn (now in need of repair) that offers valuable storage and is considered to offer further potential subject to planning. The property is situated on the outskirts of the popular village of Ninfield offering a doctor's surgery, primary school, popular public house, general store and post office and a more comprehensive range of amenities can be found at nearby Battle with a High Street full of independently owned shops, Jemsons local supermarket, dentists, doctors and the highly regarded Claverham School as well as the mainline station with regular services to London Charing Cross. The area is very well served for country walks and an extensive range of recreational facilities. Viewing is highly recommended.

Directions

From the mini roundabout in the centre of the village proceed in a westerly direction along the A269 towards Eastbourne, proceed along The Street and continue along into Standard Hill, passing Coombe Lane on the right hand side. As you start going down the hill passing a 40 MPH sign the property will be found shortly along on the left hand side, clearly indicated by our For Sale board.
What3Words:///buyers.sparrows.palettes

THE ACCOMMODATION

with approximate room dimensions is approached via

ENTRANCE PORCH

with door to

LIVING ROOM

18' 4" x 10' 11" (5.59m x 3.33m) max with two windows to front, exposed timbers, central inglenook fireplace, storage cupboard, door and turn staircase to first floor, understairs storage cupboard. Door and steps down to

KITCHEN

L shaped 21' 11" x 14' 11" (6.68m x 4.55m), the kitchen area is 14' 11" x 8' 2" (4.55m x 2.49m) Velux window, recessed lighting, window to courtyard and stable door to the rear garden, tiled floor and walls and fitted with a range of base and wall mounted shaker style kitchen cabinets incorporating cupboards and drawers with granite effect working surfaces, five ring ceramic hob with extractor over, integrated microwave and oven. Large storage cupboard, sink with drainer unit, integrated chopping board, shelved pantry. Additional area 21' 11" x 6' 6" (6.68m x 1.98m) with windows and door to the courtyard, butler sink with mixer tap, exposed brick walls, variety of shaker style units with wooden working surfaces, tiled floor, exposed beams, radiator, recessed lighting.

DINING ROOM/BEDROOM 3

11' 4" x 7' 11" (3.45m x 2.41m) with window to front, exposed ceiling timbers, door to

BATHROOM

8' 1" x 5' 11" (2.46m x 1.80m) having tiled floor with underfloor heating and fitted with a Jacuzzi bath, basin, wc, recessed shower cubicle with Velux,

FIRST FLOOR LANDING

with storage cupboard, radiator and exposed timbers.

BEDROOM 1

11' 11" x 9' 8" (3.63m x 2.95m) with window to front, large storage cupboard, exposed chimney breast.



BEDROOM 2

8' 9" x 5' 11" (2.67m x 1.80m) with window to front, part panelled walls, exposed timbers.

OUTSIDE

To the front of the property is an area of mature hedge and fence enclosed garden with a picket gate and brick paved footpath leading to the front door. A side passage gives access to the rear garden and a gated driveway gives access to a large parking area to the rear. There is a large barn with garage, one part has a first floor room with external access (in need of repair). The garden is mature, enjoys privacy, has a duck pond and a large area of lawn. There are views from the garden to the South Downs and there is a rear courtyard immediately outside the kitchen with outside tap.



COUNCIL TAX

Rother District Council
Band D £2559.64

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.