

Campbell's Estate Agents  
74 High Street, Battle, East Sussex TN33 0AG  
tel: 01424 774774  
email: info@campbellsproperty.co.uk

Campbell's

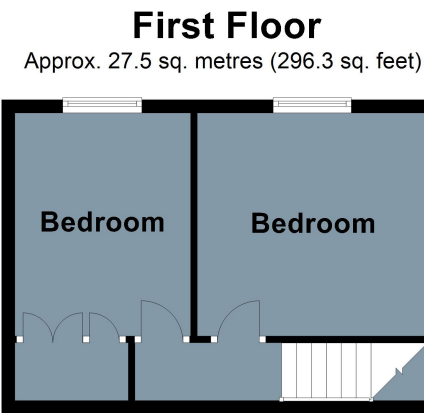
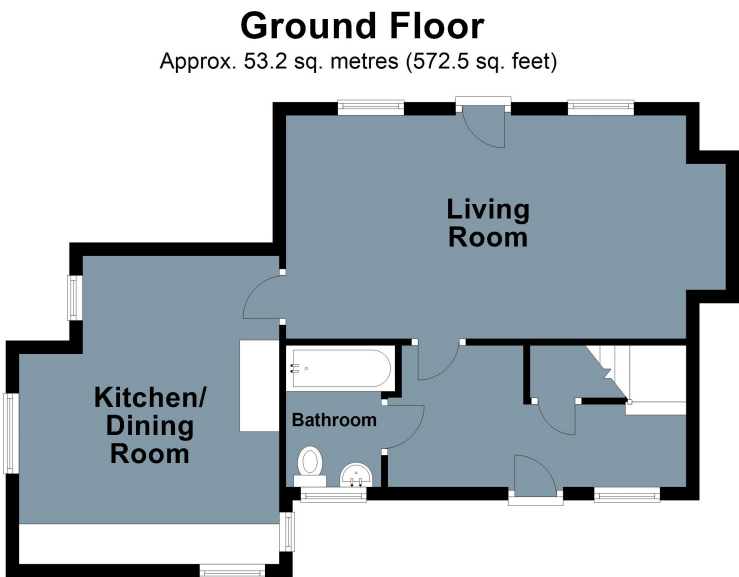
your local independent estate agent

www.campbellsproperty.co.uk

Campbell's

your local independent estate agent

www.campbellsproperty.co.uk



Total area: approx. 80.7 sq. metres (868.8 sq. feet)  
For illustration purposes only - not to scale



**Yew Tree Cottage Hastings Road, Battle, East Sussex TN33 0TP £399,950 freehold**

An attractive, well maintained Grade II Listed two bedroom period cottage retaining characterful features including inglenook fireplace with wood burning stove and delightful cottage garden. Set in a convenient location close to the centre of Battle with off road parking and a small paddock. In all 0.5 of an acre.

Period Cottage	2 Bedrooms	Character Features	Off-Road Parking
Area of Paddock	Outskirts of Battle	Countryside views	CHAIN FREE



Campbell's Estate Agents  
74 High Street, Battle, East Sussex TN33 0AG  
tel: 01424 774774  
email: info@campbellsproperty.co.uk

# Campbell's

*your local independent estate agent*

www.campbellsproperty.co.uk

# Campbell's

*your local independent estate agent*

www.campbellsproperty.co.uk

## Description

An attractive well maintained Grade II Listed period cottage that presents colour washed brick, weatherboarded and rendered elevations below a tiled roof with gas central heating and radiators throughout. Retaining a great deal of character, the property enjoys a large living room with exposed timbers and an inglenook fireplace with wood burning stove. The kitchen offers ample space for a breakfast table. The rear hallway houses the gas fired boiler and gives access to a bathroom and to the first floor are two bedrooms.

Approached over a carriage driveway which is shared with the adjoining cottage, there is parking for one or two cars to the front. The cottage also benefits from a separate gated access into the garden where it is considered there is potential to create additional parking, subject to any additional consents.

The cottage gardens are a particular feature of the property, having been beautifully planted, they are well screened from the road by a mature hedge and provide a delightful cottage garden. There is a variety of fruit trees and greenhouse within a large section of lawn that leads to a small paddock. NB: The paddock and part of the garden is subject to an uplift clause in the event that planning permission is achieved within the next twenty five years.

The cottage is conveniently located close to good local schools and railway station. It is easy walking distance to a bus stop, recreation ground and cricket club.

NOTE: The adjoining property, The Last Post, had an insurance claim for root exacerbated subsidence and this property required some minor remedial works. Yew Tree Cottage was not affected.

## Directions

From Battle High Street travel in a southerly direction onto Hastings Road and the property will be found on the left hand side just before reaching Crowhurst Park and the turning into Telham Lane. What3Words: ///workbook.expectant.bother

## LIVING ROOM

20' 0" x 11' 1" (6.10m x 3.38m) Two windows to front, exposed timbers to ceiling and attractive inglenook fireplace with inset wood burning stove on brick hearth.

## KITCHEN

15' 6" x 13' 3" (4.72m x 4.04m) Enjoying a quadruple aspect and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with spaces for appliances and a large area of working surface incorporating a stainless steel sink with mixer tap and drainer.

## REAR HALL

15' 3" x 7' 0" (4.65m x 2.13m) including staircase rising to first floor landing with under stairs storage cupboard, tiled floor, wall mounted gas fired boiler and door to garden.

## BATHROOM

7' 1" x 5' 4" (2.16m x 1.63m) With window taking in views of the garden, tiled floor, part panelled walls and fitted with a panelled bath with shower and shower screen, low level wc, pedestal wash hand basin, heated towel rail.

## FIRST FLOOR LANDING

With access to eaves storage.

## BEDROOM

11' 9" x 11' 6" (3.58m x 3.51m) With window to front, exposed timbers, cast iron fireplace.



## BEDROOM

11' 5" x 8' 5" (3.48m x 2.57m) Loft access, double and single wardrobe.



## OUTSIDE

The property is approached via a shared carriage driveway to a single parking space for Yew Tree Cottage. To the rear is an attractive garden that provides a level lawn, enclosed by mature hedging, planted flower beds and interspersed with established trees. There is a timber shed and a gate into an additional area of ground with a variety of fruit trees and a greenhouse. Gates leads back to the road with space to create additional parking. Beyond the garden a post and rail fence divides an area of paddock with exceptional views.



## COUNCIL TAX

Rother District Council  
Band C - £2,336.76



**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.