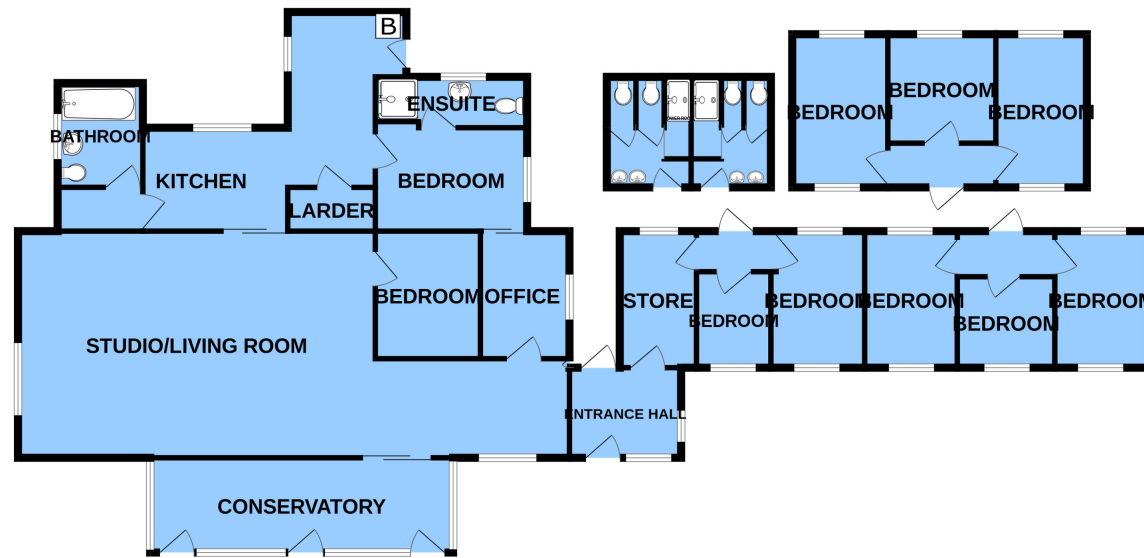


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		51
(21-38)	F		24
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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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The Cott, Marley Lane, Battle, East Sussex TN33 0RE

£500,000 freehold

An interesting detached single storey property that occupies extensive grounds of approximately 0.4 of an acre with a large area of parking. Rated as a residential property but recently used as a yoga centre. The property has bedrooms for up to ten visitors. All thought to offer considerable potential to be upgraded and improved or developed, subject to any necessary consents.

Detached Single Storey Property
 Grounds of 0.4 Acres

Additional Accommodation Blocks
 Useful Outbuildings

Potential for Development (STC)
 Area of Woodland

Extensive Parking

Description

Set on the rural outskirts of Battle amidst large and mainly wooded grounds with this detached single storey property that has been adapted and extended over the years. Rated for residential use, the property has, in recent years been used as a yoga centre. The original single storey property provides adaptable accommodation arranged around a large reception room. There is a kitchen, conservatory and three bedrooms, whilst to the rear prefabricated accommodation provides three bedroom blocks with a further 8 bedrooms for visiting guests. It is thought the whole property offers scope to be upgraded and improved or redeveloped, subject to any necessary consents.

Outside is large gravel driveway with extensive parking and turning. There are a variety of useful sheds, formal gardens to the front with a large patio and to the rear, an extensive area of woodland, in all about 0.4 acres.

Directions

From Battle proceed down Marley Lane passing over the railway line where the property will be found on the left hand side.

What3Words: ///reviewed.daytime.receiving

THE ACCOMMODATION

With approximate room dimensions is approached via double glazed door to

ENTRANCE PORCH

10' 2" x 7' 7" (3.10m x 2.31m) With glazed door to rear and multi-paned door through to

STUDIO/LIVING ROOM

25' 10" x 16' 7" (7.87m x 5.05m) plus 16' 4" x 6' 9" (4.98m x 2.06m) with window and sliding glazed door to

CONSERVATORY

22' 0" x 6' 9" (6.71m x 2.06m) With doors opening to patio.

KITCHEN

15' 1" x 7' 5" (4.60m x 2.26m) plus 14' 7" x 5' 0" (4.45m x 1.52m) with window to rear and skylight above, range of base and wall mounted units providing cupboards and drawers with fitted low level oven and space and plumbing for appliances. There is a working surface incorporating a double stainless steel sink with mixer tap and drainer, four ring hob with extractor fan above, large cupboard with shelving, wall mounted gas fired boiler, airing cupboard.



INNER HALLWAY

5' 8" x 3' 0" (1.73m x 0.91m) Connecting to

BATHROOM

7' 5" x 5' 6" (2.26m x 1.68m) With obscured window to side, fitted with a white panelled bath with wash hand basin, close coupled WC.

BEDROOM

10' 6" x 9' 1" (3.20m x 2.77m) With window to side.

EN-SUITE

With obscured window to rear, fitted with a close coupled WC, pedestal wash hand basin and tiled shower with glazed door.

OFFICE

9' 3" x 6' 8" (2.82m x 2.03m) Also accessed from the hallway, window to side, fitted desk with shelving.

BEDROOM

9' 3" x 7' 5" (2.82m x 2.26m) With velux window, double wardrobe with storage above.

HIS AND HERS WC AND SHOWER ROOMS

Both measuring 10' 5" x 8' 6" (3.17m x 2.59m) overall. Comprising two WC cubicles, an enclosed shower area and double vanity sink unit.

ADJOINING ACCOMMODATION - BEDROOM BLOCK

21' 5" x 11' 3" (6.53m x 3.43m) Sub-divided into three bedrooms.



BEDROOM

11' 3" x 6' 10" (3.43m x 2.08m) Window to front.

BEDROOM

8' 0" x 7' 0" (2.44m x 2.13m) With window to rear.

BEDROOM

11' 3" x 7' 0" (3.43m x 2.13m) With window to front.

BEDROOM BLOCK 2

20' 8" x 10' 0" (6.30m x 3.05m) Sub-divided into

BEDROOM

10' 0" x 6' 6" (3.05m x 1.98m)

BEDROOM

7' 1" x 6' 10" (2.16m x 2.08m)

BEDROOM

10' 0" x 6' 8" (3.05m x 2.03m) With window to front.

BEDROOM BLOCK 3

Comprising

BEDROOM

10' 0" x 6' 9" (3.05m x 2.06m) With window to rear.

BEDROOM

7' 0" x 6' 9" (2.13m x 2.06m) With window to front.

STORE ROOM

10' 4" x 6' 6" (3.15m x 1.98m)

OUTSIDE

The property sits in established grounds that extend to approximately 0.4 of an acre. Approached over a gravel drive there is an extensive area of parking and turning with a large expansive lawn to the front which is hedge enclosed and housing a septic tank. The gardens wrap around the property with an area of paved patio to the front and the bedroom block accommodation to the rear. Within the grounds is an open-fronted store and two timber sheds, one measuring 10' 0" x 8' 0" (3.05m x 2.44m) and the other 9' 0" x 6' 0" (2.74m x 1.83m).

To the rear the grounds are lightly wooded area with attractive pathways that wind up to the rear.



NOTE

The prefabricated buildings replaced a mobile home but were not subject to a planning approval.

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.