



Total area: approx. 167.6 sq. metres (1804.1 sq. feet)  
 For illustration purposes only - not to scale



Homestead, Cottage Lane, WESTFIELD, East Sussex TN35 4RU

**£775,000 freehold**

A unique opportunity to acquire a three bedroom detached house, which is in need of improvement, with a three bedroom park home and large commercial barn that has previously benefitted from an operators licence for two heavy goods vehicles all set in a wonderful semi-rural location with attractive views and considered to offer potential for alternative uses or residential planning permission subject to any necessary consents.

- |                    |                   |                  |               |
|--------------------|-------------------|------------------|---------------|
| Detached Home      | 2 Reception Rooms | 3 Bedrooms       | Level Gardens |
| Detached Park Home | Commercial Barn   | Village Location | Potential     |



## Description

Set in a semi-rural location yet within walking distance of the centre of the village, this detached three bedroom family home is available on the market for the first time since 1955 and now requires general modernisation. The property sits within a large level plot with attractive views from the first floor and has the advantage of a detached three bedroom park home with oil central heating and a substantial double bay commercial barn with attached workshop, that has previously benefitted from an operators licence for two heavy goods vehicles. The site is considered to be a wonderful opportunity for those looking for a house with ancillary accommodation and the benefit of a commercial use in a village location. It is also considered that the site, as a whole, could offer planning potential for residential development, in place of the commercial barn and park home, subject to any necessary consent.

The house requires general modernisation but the park home is well presented with three bedrooms and a large open plan living/dining room. Viewing is highly recommended.

## Directions

From the New Inn Public House in the centre of Westfield proceed along the A28 for a short distance turning left into Cottage Lane. Proceed along where the property will be found on the left hand side after Mill Close.

What3Words:///skins.heads.shovels

## THE HOUSE COMPRISES

A covered porch with panelled door to

## RECEPTION HALL

13' 8" x 6' 0" (4.17m x 1.83m) with stairs rising to first floor with window above.

## CLOAKROOM

with window to rear, fitted with a close coupled wc and housing the oil fired boiler.

## LIVING ROOM

19' 7" x 10' 0" (5.97m x 3.05m) a triple aspect room with central brick fireplace.

## DINING ROOM

11' 10" x 10' 0" (3.61m x 3.05m) a double aspect room with central brick fireplace, opening into

## KITCHEN

10' 0" x 7' 1" (3.05m x 2.16m) plus 7' 3" x 4' 5" (2.21m x 1.35m) a double aspect room with a fitted range of wood fronted base and wall mounted kitchen cabinets incorporating cupboards and drawers with spaces and plumbing for appliances. There is a 2 oven Aga, a fitted oven and a working surface incorporating a stainless steel sink and 4 ring hob.

## FIRST FLOOR LANDING

with access to loft space, cupboard housing the immersion tank.

## SHOWER ROOM

7' 1" x 5' 2" (2.16m x 1.57m) with obscured window to rear, fully tiled and fitted with a large glazed shower enclosure and pedestal wash hand basin.

## SEPARATE WC.

fitted with a low level wc.

## BEDROOM

12' 0" x 10' 1" (3.66m x 3.07m) with window to front, double wardrobe with shelving.



## BEDROOM

14' 0" x 9' 7" (4.27m x 2.92m) with window taking in views to the front, double wardrobe.

## BEDROOM

9' 10" x 9' 8" (3.00m x 2.95m) a dual aspect room with far reaching country views.

## THE DETACHED PARK HOME COMPRISES

A glazed door to Kitchen 12' 2" x 8' 3" (3.71m x 2.51m) with window to side, glazed door to rear, and fitted with a range of base and wall mounted units providing cupboards and drawers with fitted low level oven and space for fridge/freezer. There is a good area of working surface incorporating a 4 ring hob and stainless steel sink. Living room 16' 2" x 11' 1" (4.93m x 3.38m) having a dual aspect with laminate flooring throughout. Dining room with double doors opening to a raised area of decking and out onto the garden, laminate flooring and connecting door through to Inner Hallway Study/Occasional Bedroom 6' 9" x 5' 7" (2.06m x 1.70m) with window to rear, cupboard with hanging rail. Bedroom 9' 6" x 9' 1" (2.90m x 2.77m) with window to side, fitted range of wardrobes providing hanging and shelving. Bedroom 9' 6" x 9' 1" (2.90m x 2.77m) with window to rear. Bathroom with obscured window to rear and fitted with a white suite comprising panelled bath, pedestal wash hand basin and low level wc.



## BARN

30' 2" x 15' 1" (9.19m x 4.60m) and 20' 9" x 20' 0" (6.32m x 6.10m) Of brick and block construction with two open fronted bay with roller shutters with additional up and over garage door that leads into Workshop 14' 6" x 15' 2" (4.42m x 4.62m) with power and light. Large lean-to store that extends from front to back. To the rear of the barn is additional hardstanding.



## OUTSIDE

The property is approached over a wide concrete driveway that extends from the front to the rear giving access to the barn. The house enjoys a large section of level lawn to both the front and rear with established borders that give a good deal of privacy. The rear gardens are fence enclosed and also lie level and connect to the Park Home which has a small area of decking from the living room which looks out onto the rear garden. The driveway continues to the barn providing a large area of parking and turning. We understand the barn was subject to an operators licence for two heavy goods vehicles (now lapsed).

**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.