



Lambert & Foster



BARCALTINE

PELL GREEN | WADHURST | TN5 6EF

A charming 4-bedroom weatherboarded Grade II listed cottage with many character features situated in an Area of Outstanding Natural Beauty overlooking fields and includes a separate annexe.

Guide Price £545,000

FREEHOLD



BARCALDINE

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The property has benefitted from sympathetic updating to provide a 4-bedroom family home retaining many original features including a wealth of original beams, wooden sash windows and oak floors. In addition, there is a 1-bedroom annexe with its own entrance to the side and access to the garden with views of fields beyond. Located in a small hamlet close to the village of Wadhurst with its extensive range of shops, doctor's surgery, schools and sitting in an Area of Outstanding Natural Beauty with Bewl Water close by offering a wide range of walks and water sports. Wadhurst station is a short drive away offering regular services into London.

The accommodation comprises of an entrance lobby/study leading through to the well-equipped modern kitchen with gas aga and a range of wall and base units with wood effect worktops. There is a charming sitting room with bay window and feature open fireplace to the rear of the house overlooking the garden and a dining room to the front of the house with a wood feature fireplace. Upstairs there are three bedrooms, all with storage cupboards and a family bathroom that includes a double shower with rainwater head and bath. Further stairs lead up into the master bedroom with a range of built-in wardrobes and en-suite toilet. Externally there is a good-sized garden backing onto fields and a single garage with parking space. The annexe comprises a utility room, kitchen, shower room, sitting room and bedroom.

- **Weatherboarded cottage dating from the 16th century**
- **Separate sitting room and dining room**
- **4 bedrooms with pretty sash windows**
- **Annexe/home office with separate entrance**
- **Short drive to Wadhurst station with trains to London in an hour**
- **Close to local schools and village amenities**



GENERAL

Tenure: Freehold

Services: Gas fired central heating with mains electricity, water supply and mains drainage

Local authority: Wealden Council

Council tax: Band D **EPC:** N/A

VIEWING

To confirm directions and book your viewing strictly by appointment only with the agents call:

Sussex Office : 01435 873999

Email : sussex@lambertandfoster.co.uk

FLOOR PLANS

For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.

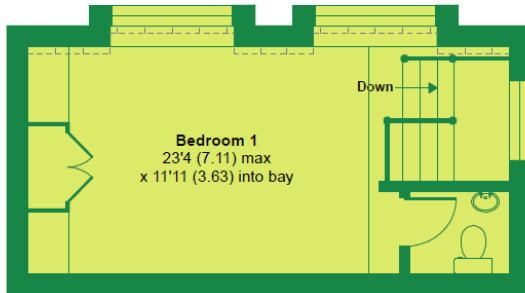
Pell Green, Wadhurst, TN5

Approximate Area = 2180 sq ft / 202.5 sq m (includes garage)

Limited Use Area(s) = 8 sq ft / 0.7 sq m

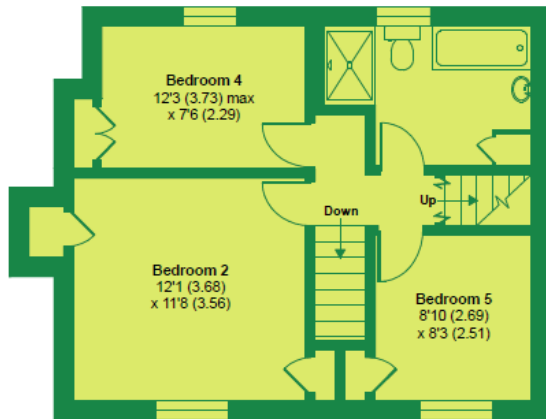
Total = 2188 sq ft / 203.2 sq m

For identification only - Not to scale

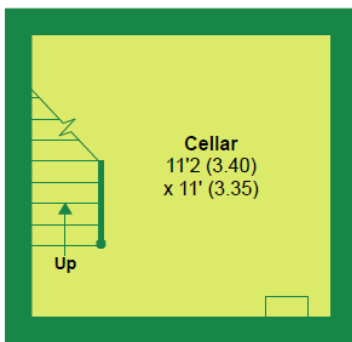


SECOND FLOOR

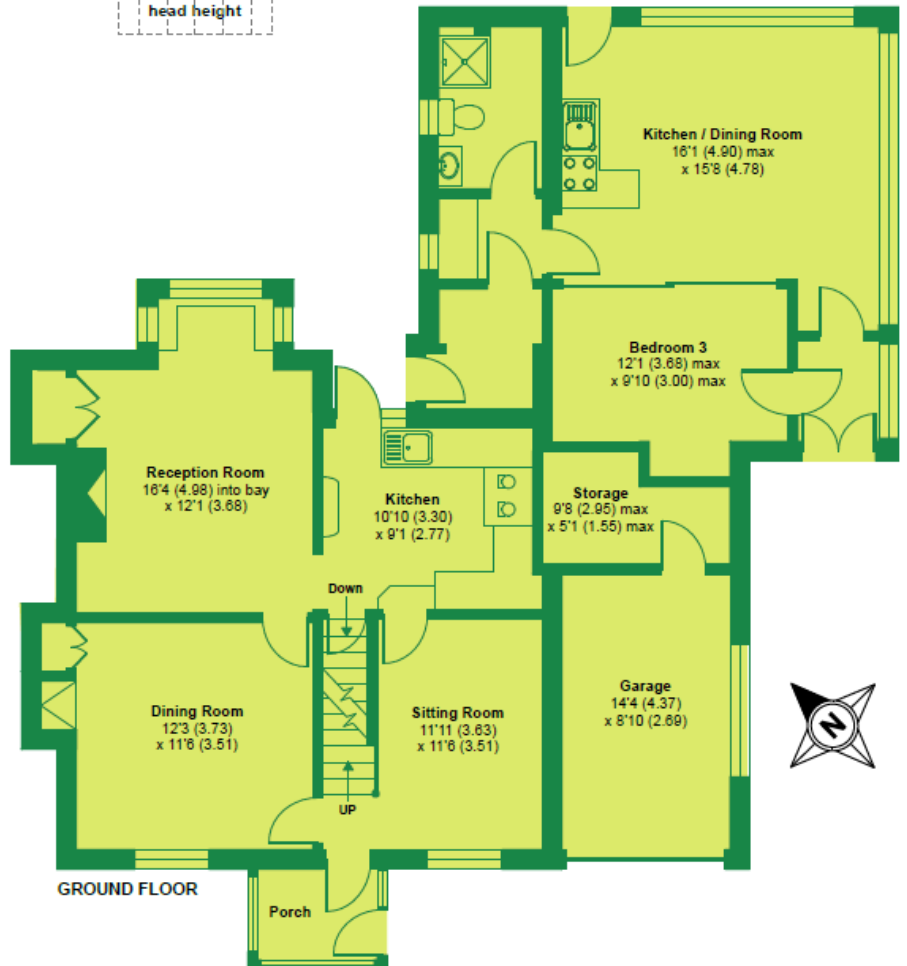
Denotes restricted head height



FIRST FLOOR



CELLAR



GROUND FLOOR



OFFICES LOCATED IN KENT & SUSSEX:

PADDOCK WOOD, KENT

77 Commercial Road,
Paddock Wood, Kent TN12 6DS
Tel. 01892 832 325

CRANBROOK, KENT

Weald Office, 39 High Street,
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Tel. 01580 712 888

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