



2 Forge Cottages Mount Pleasant  
Crowborough, TN6 2NE  
Asking Price £420,000



Banfield Estate Agents are delighted to present this beautiful three bedroom character property, located within walking distance of Crowborough main line station and primary school. Internally this property comprises a living room, conservatory style dining room, kitchen, utility room and shower room. The first floor holds two double bedrooms and a large single with the family bathroom. Externally the garden has been landscaped with a patio leading to an area of lawn. Viewing is highly recommended to appreciate the character and charm of this home.

### **Entrance**

A timber frame porch creates a delightful covered entrance with a wooden front door, leading to:-

### **Lounge**

Stunning parquet flooring instantly greets you before spreading throughout this great size room. A wood burning stove with an impressive copper edged fireplace canopy and tiled hearth create a wonderful and functional focal point. Stairs rise to the first floor with integrated shelving, below. Beam details add to the character of the property. UPVC double glazed window with leaded detail, to the front, with radiator below. Ample room for living furniture. A Cupboard provides handy storage whilst also housing the Consumer unit and electric meter. Archway leading to:-

### **Conservatory/Dining Room**

UPVC double glazed French doors with additional UPVC double glazed side panels, lead out the the rear patio. A UPVC double glazed roof, paired with the French doors, create a wonderfully light and bright room. Ample room for dining furniture. Contemporary radiator. Opening to:-

### **Kitchen**

Wooden wall and base units line this kitchen, paired with granite effect laminate worktops with tiled splash backs, allowing ample storage and preparation space. A resin one and a half bowl sink with drainer sits to a corner of the worktop, maximizing the usable surface availability. The kitchen benefits from an integrated Bosch dishwasher as well as an under counter fridge, whilst allowing space and plumbing for a washing machine and cooker, with extractor above. A built in floor to ceiling cupboard houses the gas fired boiler and allows further storage. UPVC double glazed window with leaded detail, to the rear. Tiled floor. Recessed spotlighting. Timber beam detail. Door way to:-

### **Utility Room**

This fantastic room allows space for a fridge freezer and a tumble dryer, if desired. UPVC double glazed window with leaded detail, to the side. Radiator. Recessed spotlighting. Feature beam detail. Tiled floor. Doorway to:-

### **Shower Room**

Comprising a fully tiled shower cubicle with concertina shower door and wall mounted shower, a push handle flush toilet and a wall mounted sink with mixer tap. Extractor. Tiled floor.

### **First Floor**

#### **Landing**

Stairs rise to the landing with beautiful wrought iron spindles and floor to ceiling beams add to the incredible character of this property. Two loft hatches lead to the roof void. Radiator. Doors to:-

### **Bedroom One**

This great size double bedroom allows ample room for either freestanding or built in furniture. UPVC double glazed window with leaded detail, to the front with radiator below. Beam detailing.

### **Bedroom Two**

This bedroom benefits from a built in wardrobe with hanging storage whilst also allowing ample room for bedroom furniture. UPVC double glazed window with leaded detail, to the rear, with Radiator below.

### **Bedroom Three**

This light and bright room has a UPVC double glazed window with leaded detail, to the rear with radiator below. Ample room for bedroom furniture.

### **Family Bathroom**

Comprising a push button flush toilet, a pedestal sink with chrome tap with a freestanding roll top bath with Victorian telephone style taps and shower head attachment. Engineered oak flooring. Wall mounted mirrored storage unit. Heated towel rail. UPVC double glazed opaque window with leaded detail, to the side. Feature beam detailing and recessed spotlighting.

### **Front Garden**

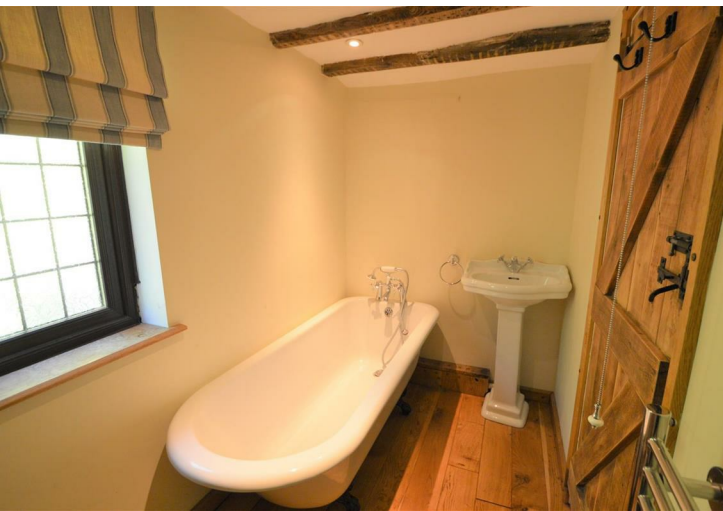
A paved pathway leads to the front door, surrounded by established hedging and an array of plants and shrubs. Outside light.

### **Rear Garden**

An attractive area of patio runs along the back of the property, ideal for outside dining. A path with stepping stones opens to the lawn as well as steps leading around to a wonderful pergola, draped in an established grape vine with a raised railway sleeper flower bed, perfect for those with green fingers. A brick out building provides attractive storage, on the edge of the patio. Picket fencing sections off an area of the garden sporting a large pond with an impressive pump system. A gate opens up to a further area of shingled garden with an established flower bed, greenhouse and shed. Outside power point. Side access through adjoining property's garden.

### **Additional information**

Wealden District Council. Council Tax Band D.



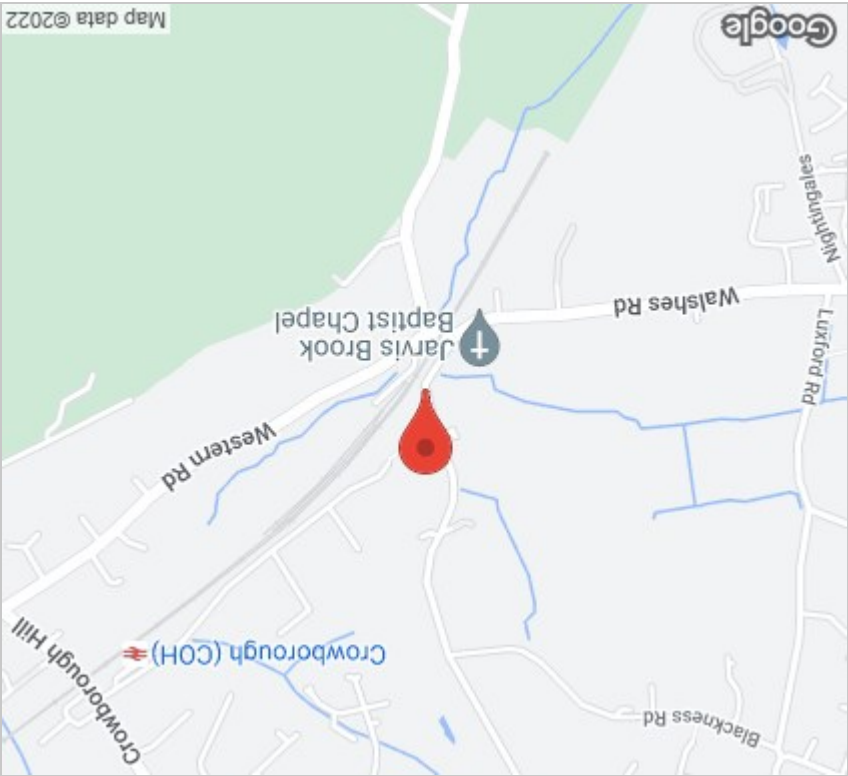
Floor Plan



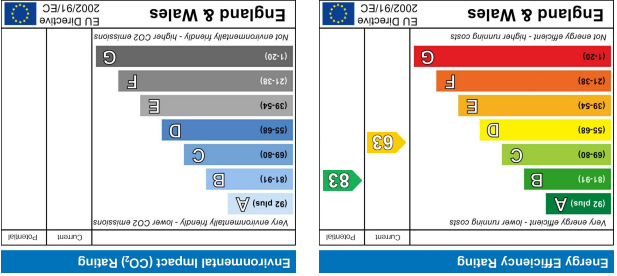
Viewing

Please contact our Banfield Estate Agents Office on 01892 653333 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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