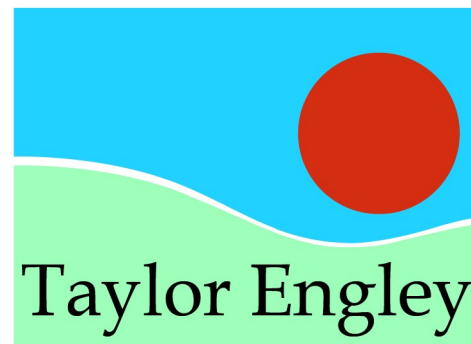


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1 Flowers Green, Church Road, Herstmonceux, Hailsham, East Sussex, BN27 1RQ
Offers In Excess Of £460,000 Freehold

RURAL LOCATION SET WITHIN A COUNTRY LANE - A rare opportunity to acquire a Grade II listed character cottage with uninterrupted, picturesque and tranquil views across open farmland and views beyond. This pretty, charming cottage is nestled amongst farmland with fields to the front within the hamlet of Flowers Green and is within walking distance to Herstmonceux Castle, Observatory and Herstmonceux Village. The cottage retains some period features to include exposed timbers, latch doors, fireplaces, one with wood burning stove, oak windowsills, off road parking for three vehicles and attached single garage. Viewing is highly recommended.



*** STORM PORCH * ENTRANCE HALL * KITCHEN/DINING ROOM * REAR LOBBY * UTILITY * SITTING ROOM * TWO DOUBLE BEDROOMS * BATHROOM * GARDENS TO FRONT AND REAR * OFF ROAD PARKING * SINGLE GARAGE ***

The nearby village of Herstmonceux is steeped in history and is home to Herstmonceux Castle, a brick-built castle dating from the 15th century and is believed to be one of the oldest significant brick buildings still standing in England. Royal Greenwich Observatory is located nearby and was built because of the expanse of clear sky Herstmonceux has to offer. Modern day amenities include an integrated health centre, community centre, local shops, bakery, cafe's, beauty rooms and a traditional country pub. Herstmonceux offers fabulous walks affording stunning views, sunsets and riverside strolls.



ACCOMMODATION COMPRISES

STORM PORCH

4'8 x 3'6 (1.42m x 1.07m)

Tiled floor, leaded light glazed windows to both sides, pitched roof. Leaded light part glazed wooden door leading into

HALLWAY

Exposed wood floor, stairs to first floor landing with peep hold window into the kitchen from the stairs. Part glazed internal door and step leading into

KITCHEN

14'4 x 12'6 (4.37m x 3.81m)

Dual aspect with recessed lead light windows to front and rear, kitchen base units and drawers with pine worktop and tiled splashback, space for fridge, oil fired Rayburn providing hot water and heating, quarry stone tiled floor, part wood panel wall, wood panel ceiling with inset ceiling spotlights, butler sink set within a bespoke oak housing with double drainer and shelving under, Part glazed door leading into

REAR LOBBY

4'4 x 3'2 (1.32m x 0.97m)

Glazed window to side, wood door with inset glass window leading to the rear garden, latch door leading into

UTILITY

5' x 3'4 (1.52m x 1.02m)

Obscured glazed window to side, plumbing for washing machine, wood panel ceiling.

INNER LOBBY

Glazed door to sitting room, latch door to under stairs storage cupboard with light.

SITTING ROOM

Dual aspect with leaded windows to front and to the rear with views over the countryside, radiator, fireplace with wood burning stove and stone hearth.

FIRST FLOOR LANDING

Exposed timbers, hatch to loft space, built in storage cupboard.

BEDROOM ONE

15'9 x 12'2 (4.80m x 3.71m)

Double aspect with leaded light windows to front and rear with views over the countryside, fireplace with flagstone

hearth, exposed ceiling timbers, two radiators, television aerial socket, built in cupboard with hanging rails.

BEDROOM TWO

12'6 x 8'6 (3.81m x 2.59m)

Leaded light window with oak windowsill overlooking the front garden, radiator, telephone socket, exposed timbers.

BATHROOM

8'9 x 6'4 (2.67m x 1.93m)

Panel bath with rain shower over, tiled shower area and bi-folding shower screen, heated chrome towel radiator, wash hand basin, low level flush wc., exposed timbers, inset ceiling spot lights, extractor fan, obscure window to rear further glazed window to rear with countryside views.

OUTSIDE TO FRONT

Steps up and pathway leads to the front door, the garden is enclosed by hedging with pretty cottage garden, mainly laid to lawn. Pea beach driveway leading to off road parking for three vehicles and attached single garage.

REAR GARDEN

Enclosed by panel fencing, side gate leading to the front. The garden is laid to lawn with flower beds and borders and affords beautiful views to open countryside. Attached single garage, the other garage is owned by next door and right of way is given to the garage, ample off road parking.

MEASUREMENT DISCLAIMER

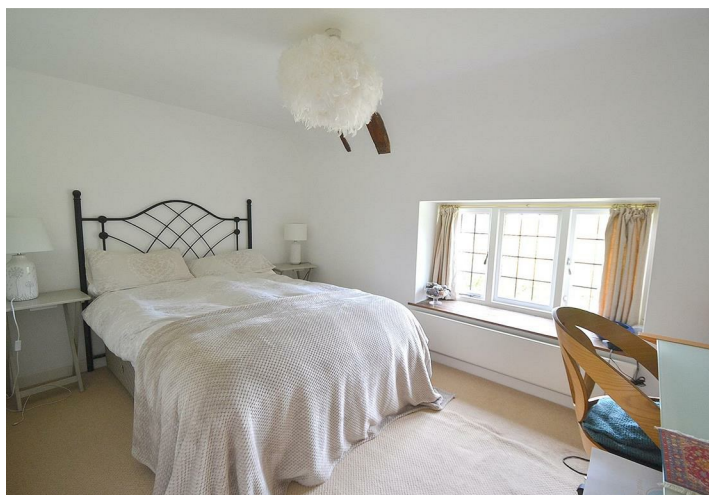
NB. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars & floor plans as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets and furnishings.

COUNCIL TAX BAND

This property is currently rated by Wealden District Council at Band (E)

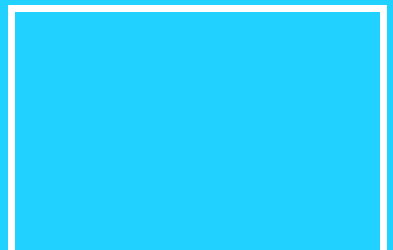
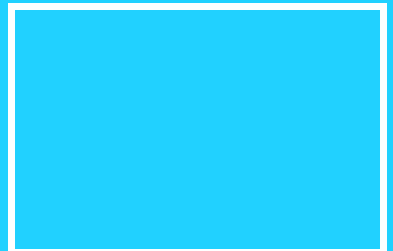
VIEWING INFORMATION

To view a property please contact TAYLOR ENGLE Y for an appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm. On Sunday please contact our Eastbourne office open 10am - 4pm.









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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays 10.00 a.m - 4.00 p.m Sundays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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