



Land & Property Experts



OLD FORGE AND DREWERIES COTTAGES
HORNEY COMMON, EAST SUSSEX, TN22 3EL

OLD FORGE AND DREWERIES COTTAGES OLD FORGE LANE HORNEY COMMON EAST SUSSEX, TN22 3EL

Maresfield - 1.5 miles
Uckfield - 4 miles
(With mainline railway station)
Forest Row - 7 miles

A PAIR OF TWO BEDROOM SEMI-DETACHED COTTAGES LOCATED ON THE ASHDOWN FOREST.

- Semi- rural location
- Potential for improvement or re-development
- A further 6 acres of pasture / amenity land available by separate negotiation

GUIDE PRICE:

OFFERS IN EXCESS OF £450,000

FOR SALE BY PRIVATE TREATY AS A WHOLE

VIEWING: - Strictly by appointment

BTF Partnership
82 High Street
Heathfield
East Sussex
TN21 8JD
01435 864455
heathfield@btfpartnership.co.uk

LOCATION

The properties are set off a country lane in a semi-rural location within the hamlet of Horney Common, approximately two miles south east of the popular Ashdown Forest village of Nutley. Uckfield, with its mainline railway station and a wide range shops and amenities, is approximately four miles to the south east.

DIRECTIONS

Please Refer to Location Plan overleaf.

DESCRIPTION

The cottages feature brick, sandstone and part rendered elevations with some tile hanging and weatherboarding, beneath a slate pitched roof and mineralised felt flat roof.

There is an off-road parking adjacent to Old Forge Lane. The dwellings are described in more detail below:

OLD FORGE COTTAGE (EPC Rating: G)

The property briefly comprises:

GROUND FLOOR

Entrance Hall with stairs to First Floor and doors to:

Kitchen (double aspect) with laminate floor covering, fitted base and wall units, worktop with inset stainless-steel sink and drainer, electric cooker power socket, extractor hood and space and plumbing for dishwasher and washing machine.

Living Room (double aspect) with night storage heater and glazed French doors to Outside.

FIRST FLOOR

Landing with night storage heater and doors leading to:

Bedroom 1 double

Bedroom 2 (double aspect) double with electric wall mounted heater.

Bathroom with panelled bath, with 'Triton' electric shower, wash basin, WC, extractor fan, wall mounted heater, linen cupboard and airing cupboard containing hot water cylinder.

OUTSIDE

Steps and a pathway (shared with Dreweries Cottage) lead from the off-road parking area to the cottage and garden, which benefits from a paved patio area to the north, and a **Garden Shed**.



DREWERIES COTTAGE (EPC Rating: E)

Attached to the western elevation of Old Forge Cottage, this property, which is in need of some refurbishment, briefly comprises:

GROUND FLOOR

Entrance Hall with stairs to First Floor and doors to:

Living Room (triple aspect) with Inglenook fireplace, with exposed sandstone surround and inset "Clearview" wood burning stove, glazed double doors to outside, and opening to:

Kitchen with fitted base and wall kitchen units, worktop with inset stainless-steel sink and drainer, electric oven power socket, extractor hood and space and plumbing for washing machine.

FIRST FLOOR

Landing with night storage heater and doors to:

Bedroom 1 (double aspect) large single with night storage heater.

Bedroom 2 (double aspect) double

Bathroom: Panelled bath with electric shower, vanity unit with wash basin, WC and airing cupboard containing hot water cylinder with immersion heater.

OUTSIDE

Steps and a pathway (shared with Old Forge Cottage) lead from the parking area to the split-level garden which is located principally to the west of the property, and benefits from a paved patio area and a raised terrace.

SERVICES

The cottages benefit from mains electricity and water, with heating provided by electric night storage heaters and a shared private drainage system.

METHOD OF SALE

The two cottages are offered for sale as a single lot by private treaty.

TENURE

Please note that Old Forge Cottage is currently let under the terms of an Assured Shorthold Tenancy Agreement, at rent of £800 per calendar month, with vacant possession available on provision of two months' notice. Further details available from the agents.

LOCAL AUTHORITY

Wealden District Council – 01323 443322

COUNCIL TAX BAND

Old Forge Cottage: D
Dreweries Cottage: D

PLEASE NOTE

In addition to the cottages, the sole agents have been instructed to offer approximately 6 acres of pasture / amenity land to the north west which for identification purposes only is shown shaded blue on the Boundary Plan.

VIEWINGS

Following updated Government guidance, physical viewings of the properties are possible providing government guidelines are followed.

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.

AGENT'S NOTES

These sale particulars have been prepared as a general guide and none of the statements contained within them and relating to this property should be relied upon as a statement of fact.

All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.

FIXTURES AND FITTINGS

The fixtures and fittings mentioned in the description of the property will be included in the sale. All other fixtures and fittings are to be excluded.

PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

PURCHASER IDENTIFICATION

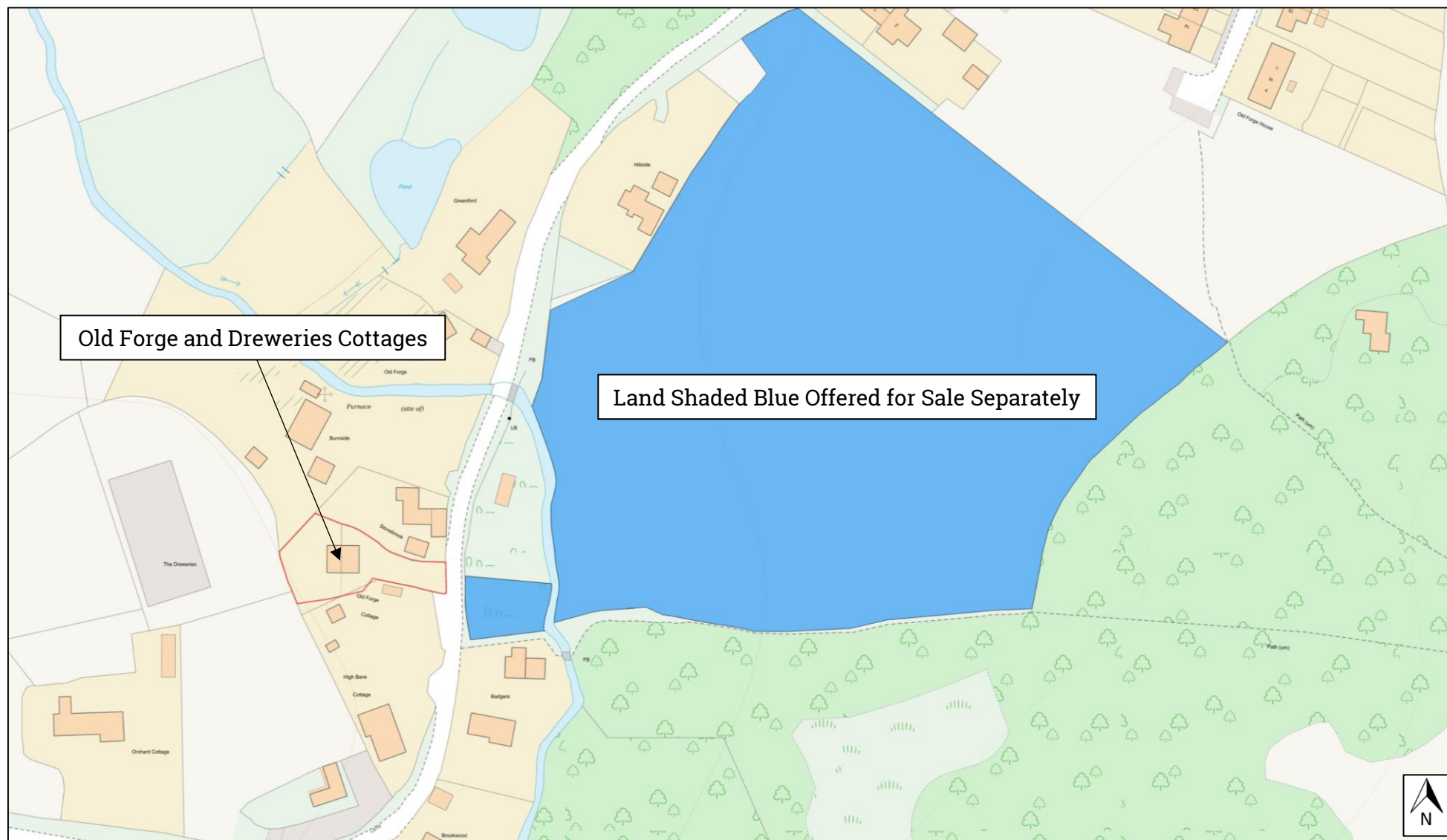
In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identification for all purchasers. BTF employs the services of Smartsearch to verify the identity and residence of purchasers.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

Boundary Plan

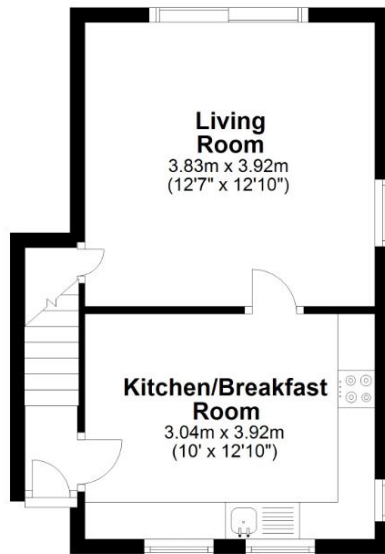
(Boundaries Edged Red)



OLD FORGE COTTAGE

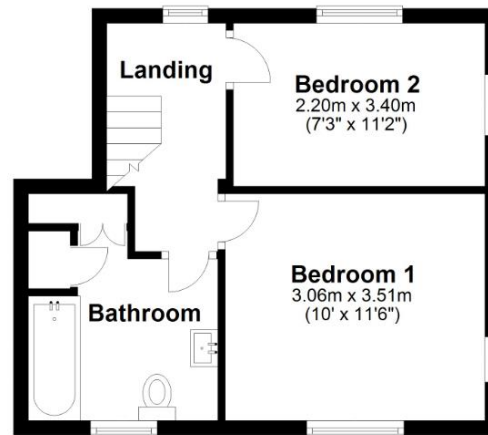
Ground Floor

Approx. 29.9 sq. metres (322.2 sq. feet)



First Floor

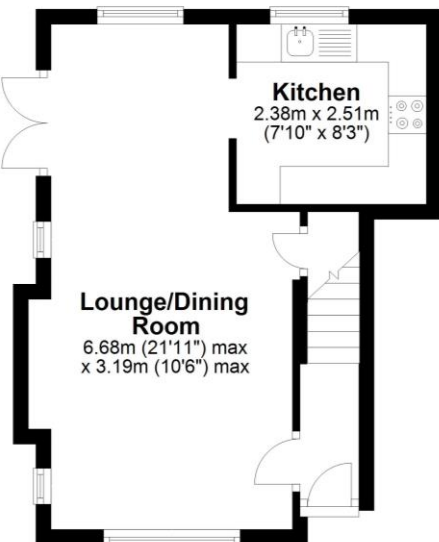
Approx. 30.6 sq. metres (329.9 sq. feet)



DREWERIES COTTAGE

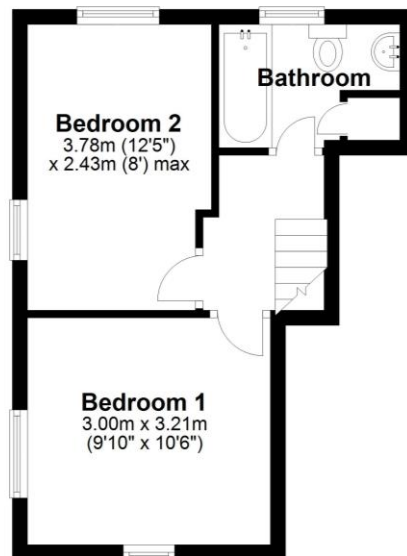
Ground Floor

Approx. 28.9 sq. metres (311.1 sq. feet)



First Floor

Approx. 26.3 sq. metres (283.1 sq. feet)



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Location Plan

