



**1 BIVELHAM COTTAGES, WITHERENDEN ROAD  
MAYFIELD, EAST SUSSEX TN20 6RS**

# 1 BIVELHAM COTTAGES WITHERENDEN ROAD MAYFIELD EAST SUSSEX TN20 6RS

Stonegate (MLS)	-	2.3 miles
Mayfield	-	3 miles
Heathfield	-	5 miles
Tunbridge Wells	-	11.6 miles

**A semi- detached former farm worker's cottage in a rural location.**

- Two bedrooms.
- Attached workshop/garden storage room.
- Located off a country lane within the High Weald National Landscape.
- Within the same family ownership for more than sixty years.

**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE: £485,000**

**VIEWING:** - Strictly by appointment via the sole agents:

BTF Partnership  
Euston House  
82 High Street  
Heathfield  
TN21 8JD  
01435 864455

## LOCATION

The property is located approximately 2.3 miles to the south-west of the mainline railway station at Stonegate, 3 miles to the south-east of Mayfield, 4 miles to the north -west of Heathfield, and 11.6 miles to the South-east of Tunbridge Wells.

## DESCRIPTION

The former farm worker's cottage, which has been within the same family for more than sixty years, briefly comprises:



**Sitting Room** (double aspect): Wood burner set into fireplace with exposed brick surround.

**Kitchen:** Wooden worktops with storage cupboards below, inset Stainless Steel sink and drainer, electric oven set into chimney breast with hob above.

**Utility Room** with fitted shelving, space and plumbing for washing machine. **Cloakroom** off.

## FIRST FLOOR

**Bedroom 1:** Original fireplace, access hatch to loft space (not inspected).



## FIRST FLOOR

**Bedroom 1:** Original fireplace.

## Bedroom 2

**Family Bathroom:** Panelled bath with wall-mounted shower attachment, pedestal wash basin, and W.C.

Accessed from the garden there is an attached and fully enclosed **Workshop/ Storage Room**.

## OUTSIDE

From the private parking area steps lead up to the garden, which is currently divided into three sections of lawn, interspersed with a variety of shrubs, trees and paved seating areas.





### **DIRECTIONS**

From Stonegate Railway Station, head south-west on Peartree Hill towards Burwash Common. After approximately 0.9 miles turn right onto Witherenden Road (signposted Mayfield). Continue on Witherenden Road for approximately 1.3 miles, whereafter 1, Bivelham Cottages will be found on the left-hand side.

**What3Words:** listed.curls.majors

### **SERVICES**

Mains electricity and water. Shared Private drainage.

### **TENURE**

The property is freehold and will be sold with vacant possession upon completion.

### **LOCAL AUTHORITY**

Wealden District Council.

**COUNCIL TAX:** Band D

### **METHOD OF SALE**

The property is offered for sale by private treaty.

### **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 quasi-easements and all wayleaves whether referred to or not within these particulars.

### **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.

### **ACCESS**

Access to the parking area is over a farm drive within third party ownership, as shown hatched blue on the attached plan.

### **PURCHASER IDENTIFICATION**

In accordance with the anti-money laundering regulations, we are required to obtain proof of identification for all purchasers. BTF employs the services of 'Thirdfort' to verify identity and residence.

### **PHOTOGRAPHS**

Photographs taken in April 2026.

### **VIEWINGS**

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 NOTE**

We have prepared these sale particulars as a general guide and none of the statements contained within them 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.

### **TOWN AND COUNTRY PLANNING**

A planning application for the conversion of a redundant agricultural barn within the farmyard located to the east of the cottage and farm drive has been submitted to Wealden District Council. Further information available on the Council's Planning Portal (ref: WD/2025/2894/E).

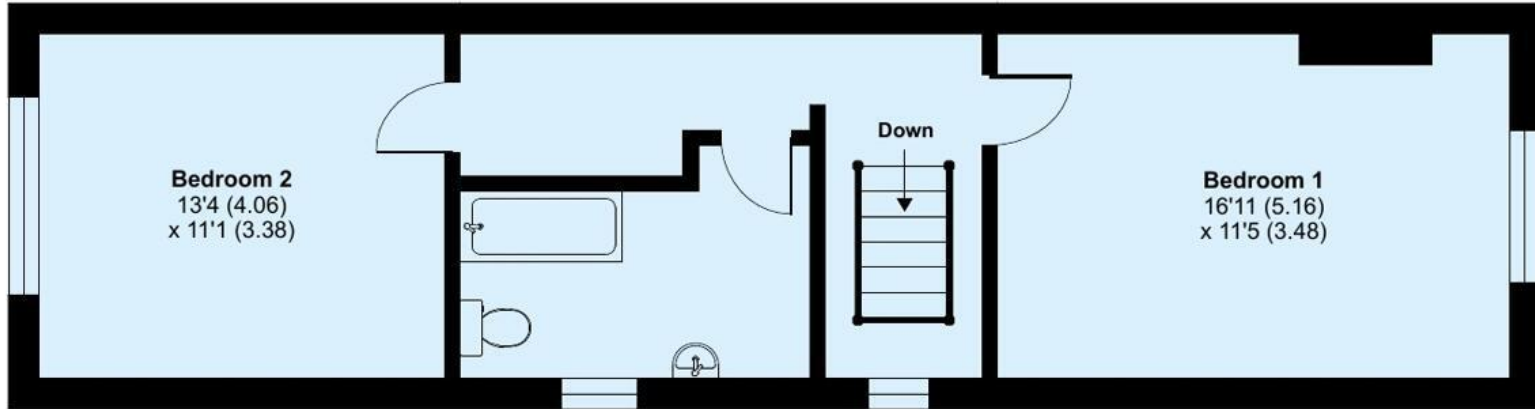
# 1 Bivelham Cottages

Approximate Area: 998 sq. ft. (92.7 sq. m)

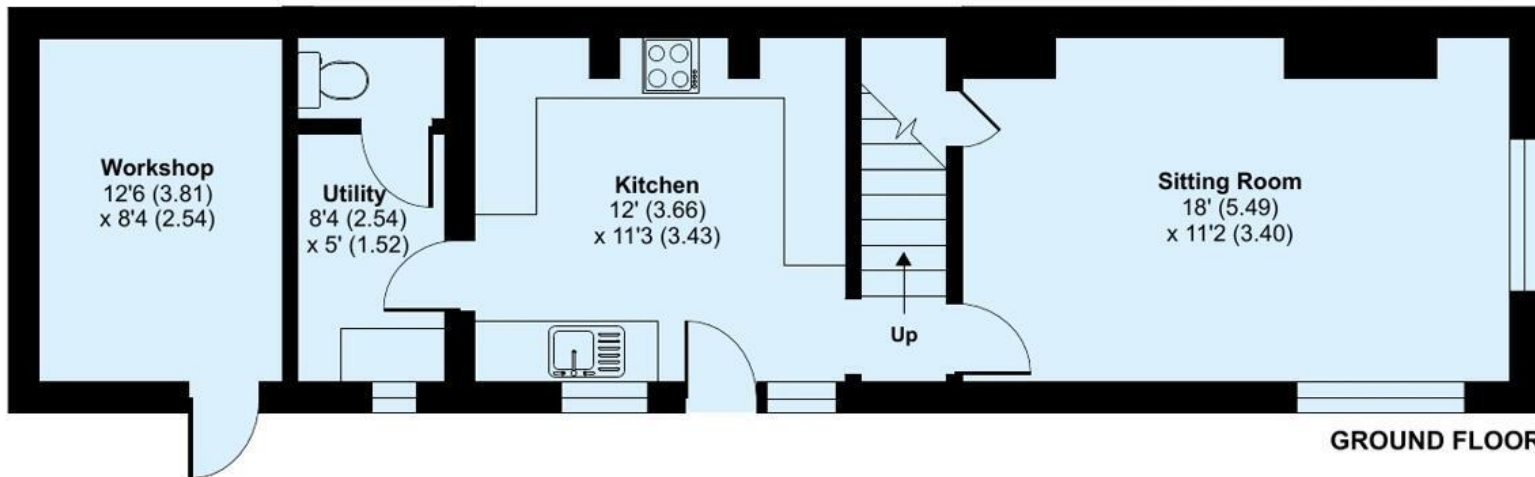
Workshop: 101 sq. ft. (9.3 sq. m)

Total: 1099 sq. ft. (102 sq. m)

**For Identification Purposes Only – Not to Scale**



FIRST FLOOR

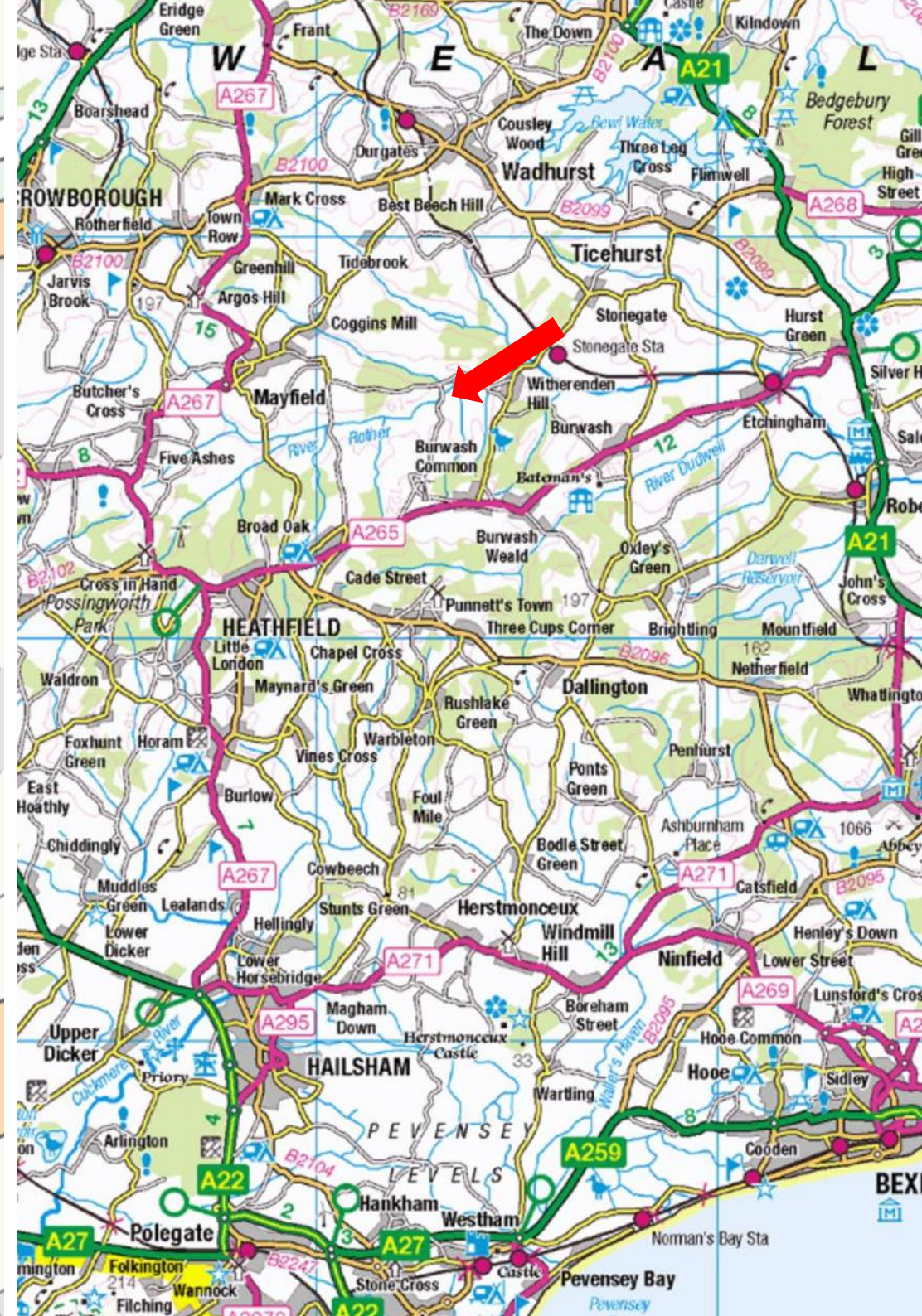


GROUND FLOOR

**BOUNDARIES EDGED IN RED FOR IDENTIFICATION PURPOSES ONLY.**



Bivelham Cottages



VIEW FROM THE GARDEN



Land and Property Experts

[www.btfpartnership.co.uk](http://www.btfpartnership.co.uk)

82 High Street, Heathfield, East Sussex TN21 8JD