



FARLEY HOUSE, CROWBOROUGH HILL  
CROWBOROUGH: £750,000



# Farley House

Crowborough Hill, Crowborough, TN6 2DA

**Entrance Hall - Sitting Room - Dining Room**  
**Kitchen/Breakfast Room - Utility Room - Downstairs**  
**Shower Room - Six Bedrooms - Two Bathrooms**  
**Separate WC - Off Road Parking**  
**Attractive Rear Garden With Outbuildings**

A superb three-storey Connors built halls-adjointing semi-detached Edwardian home, retaining many period features and characteristically for houses from this era, it is light and extremely spacious. A welcoming entrance hall greets you and enjoys a period staircase returning to the upper floors, light filled sitting room with bay window and of particular note a most attractive fireplace, a dining room and generous kitchen/breakfast room to rear with access out to the rear garden. In addition is a useful utility room and shower room completes the ground floor accommodation. To the first floor are three double bedrooms, a single bedroom/study, all served by a bathroom and separate wc and to the second floor are two further bedrooms and bathroom. Externally to the front is the advantage of driveway off road parking and to the rear is an attractive and good size garden which has been thoughtfully planted and offers a patio area ideal for outside entertaining, a generous expanse of lawn and further area of garden to rear with greenhouse and vegetable garden. This really is a special and much loved family house that should be viewed without delay.

Glass panelled timber front door opens into:

## **ENTRANCE PORCH:**

Tiled flooring, coats hanging area and glass panelled timber door into:





**ENTRANCE HALL:**

Coir matting, exposed floorboards, attractive welcome arch, stairs to first floor, under stair cupboard, radiator and doors into:

**SITTING ROOM:**

Feature open fireplace with iron mantel, iron inset & basket, marble surround, tiled cheeks and hearth, cornicing & picture rails, carpet as fitted, cupboard with bookcase above and sash bay window to front.

**DINING ROOM:**

Feature fireplace with wood mantel and surround, iron inset & basket, tiled cheeks and hearth, radiator, carpet as fitted, picture rails and sash window to rear.

**KITCHEN/BREAKFAST ROOM:**

A farmhouse style kitchen fitted with a range of wall and base units with wooden worktops and tiled splashback over, one and half bowl ceramic sink with mixer and filter taps, space for fridge/freezer, space for range style oven with extractor fan over and tiled splashback, further space for dishwasher, Karndean flooring with underfloor heating and three windows to side.

**UTILITY ROOM:**

Granite worktop with base unit, inset stainless steel sink with swan mixer tap, space for washing machine, wall mounted gas Vaillant boiler, window to side, glass panelled timber door to garden and further timber door into:

**SHOWER ROOM:**

Fully tiled shower cubicle with integrated shower, low level wc, pedestal wash hand basin, radiator, tiled flooring and extractor fan.

**FIRST FLOOR LANDING:**

Radiator, stairs to second floor and doors into:

**BEDROOM:**

Feature fireplace with wood mantel and surround, iron basket and tiled cheeks, picture rails, radiator, carpet as fitted and sash windows into bay to front.

**BEDROOM:**

Feature fireplace with mantel, surround and iron inset, picture rails, carpet as fitted, radiator with thermostat and sash window to rear overlooking the garden.

**BEDROOM:**

Feature fireplace with iron mantel, surround and basket with tiled cheeks, radiator, carpet as fitted, shelving and picture rails and sash window to rear.

**BEDROOM/STUDY:**

Currently used as a study with picture rails, carpet as fitted and sash window to front.

**FAMILY BATHROOM:**

Most attractive roll top clawfoot bath with shower attachment and side taps, freestanding pedestal Savoy wash hand basin, attractive tiled surrounds and tiled flooring, radiator with thermostat, cupboard housing pressurised hot water tank and obscured window to side.

**SEPARATE WC:**

Low level dual flush wc, tiled flooring, radiator and obscured window to side.

**SECOND FLOOR GALLERIED LANDING:**

Access into:

**BEDROOM:**

Feature fireplace with iron mantel, surround and iron basket, radiator with thermostat, carpet as fitted, loft access, walk-in storage area and windows to front and side.

**BEDROOM:**

Storage cupboard, carpet as fitted and sash window to rear.

**FAMILY BATHROOM:**

P-shaped bath with integrated shower and tiled surrounds, low level wc, freestanding pedestal wash hand basin, tiled flooring, radiator and velux window.

**OUTSIDE FRONT:**

Driveway providing off road parking and walled areas of garden with various established planting along with side access to rear garden via timber gate.

**OUTSIDE REAR:**

A generous garden featuring an Indian sandstone patio suited for garden table and chairs and three compartment outhouse providing ample storage. The remainder of the garden principally laid to lawn with an array of mature planting, trees and shrubs and to the rear of the garden is a further area of garden with greenhouse, vegetable garden and attractive ornamental wildlife pond.



**SITUATION:**

Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest. The town centre gives the impression of being a bustling village, with an excellent choice of supermarkets and numerous small, independent retailers, restaurants and cafes. There is a farmers' market once a month and the luxury of plentiful free parking. The area is well served for both state and private junior and secondary schooling as well as Crowborough Leisure Centre and recreation ground offers a swimming pool, gym, sports hall and a children's playground. The mainline railway station provides trains to London Bridge in approximately one hour as well as a good selection of bus routes. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation grounds, children's play areas and a thriving arts culture and various annual events. Crowborough is situated just south of Tunbridge Wells on the A26, about halfway between London and the south coast.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

E

**VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D		
39-54	E	48   E	
21-38	F		
1-20	G		



Approx. Gross Internal Area 2174 ft<sup>2</sup> ... 202.0 m<sup>2</sup> (excluding store)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent

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