

**Pilbeams**
School Hill, Burwash, East Sussex

Green Lizard
SUCCESSFULLY SELLING HOMES

An exceptionally pretty and well-presented 3 bedroom semi-detached Grade II listed cottage with wonderful far-reaching views, situated in a tucked away position within easy walking distance of village amenities. NO CHAIN.







## **Guide price £550,000 - £575,000** Freehold

**Situation:** The property is situated in an elevated position in the sought after village of Burwash with its pretty High Street, church and beautiful surrounding countryside. The village provides a good range of amenities including a post office/general store, primary school, doctors' surgery and period inns. A wider range of facilities can be found in the market town of Heathfield, which lies about 7 miles to the west, where there are supermarkets, banks, as well as a secondary school. Tunbridge Wells is about 15 miles to the north and Hastings is a similar distance to the coast. The A21 is within easy reach by car and gives access to the M25 and coastal routes.

Etchingham and Stonegate mainline stations are approximately 10 minutes away by car and provide a regular commuter service to London Bridge/Waterloo East/Charing Cross and Cannon Street.

The National Trust property, Bateman's, home of Rudyard Kipling, is also just a few minutes away and the surrounding countryside includes Bewl Water Reservoir, reputedly the largest area of inland water in the Southeast, where a wide range of water sports can be enjoyed and the coast is also within easy reach.

**Description:** Pilbeams is a most attractive Grade II listed semi-detached cottage with pretty tile hung and brick external elevations beneath a tiled roof. The cottage is well presented throughout and has been well maintained by the current owners, benefiting from period features throughout, including exposed mellow beams, a superb inglenook fireplace with a bread oven and salt cupboard, latch doors and some lovely original oak and brick flooring. The property also has wonderful far-reaching views to the south and east over adjoining countryside.

The accommodation is arranged over three floors and includes on the ground floor a good-sized sitting room with original exposed brick flooring, window overlooking the cottage gardens to the front, inglenook fireplace fitted with a wood burning stove and canopy. A lovely dining room adjoins the sitting room and is divided by an exposed open oak beamed wall and has an attractive fireplace. A door from the sitting room leads to the kitchen, which is in the heart of the house and is partly vaulted with exposed timbers and original brick flooring. The kitchen has a range of shaker style wall and base units, Miele oven and gas hob, ceramic sink, built in dishwasher, space for fridge/freezer and access to a useful cellar. A lobby leads a well-appointed bathroom, which has a free-standing bath and walk in shower, and there is a light and airy oak-framed hall/breakfast room with a vaulted ceiling, utility area and door leading out to a courtyard and to the driveway. On the first floor there are two double bedrooms, one having an ensuite wc and both having storage cupboards and exposed beams. On the second floor is a further double bedroom which is vaulted and enjoys far reaching views over surrounding countryside. There is also a dressing room/study and a further wc.

Outside, to the front of the property there is a pretty front garden and to the rear there is a private walled garden. The garden has a good-sized flagstone terrace, ideal for outdoor entertaining and enjoying the wonderful views. The garden is mainly laid to lawn with vegetable beds, fruit trees and is planted with a variety of mature shrubs and border plants. There is also an English Heritage oak framed double garage, which has been divided and currently provides an office on one side with an internal staircase to a useful storeroom above.

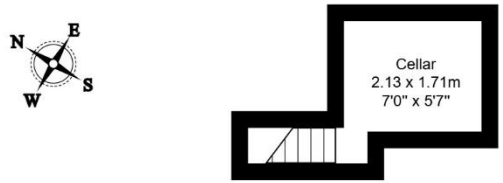
**Current EPC Rating:** Exempt
**Services:** Mains water and electricity. Gas central heating
**Council Tax Band:** E (£3,263.86 - 2026/27)
**Local Authority:** Rother District Council 01424 787000
**Property address:** Pilbeams, School Hill, Burwash, East Sussex TN19 7DZ



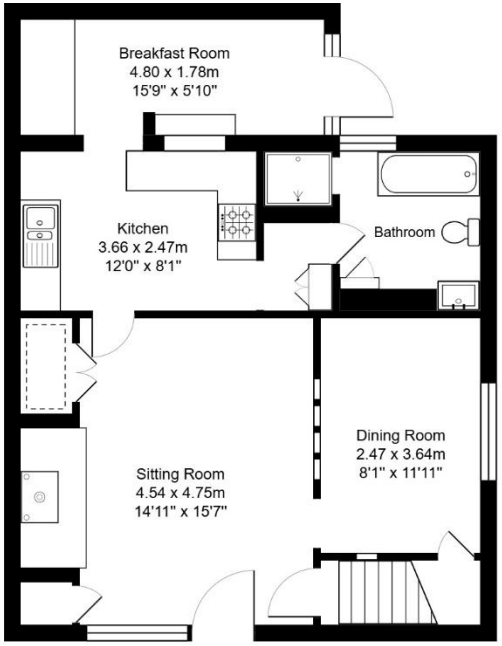




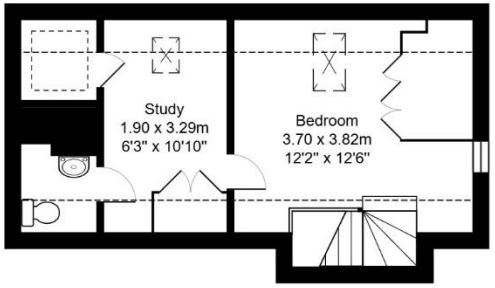




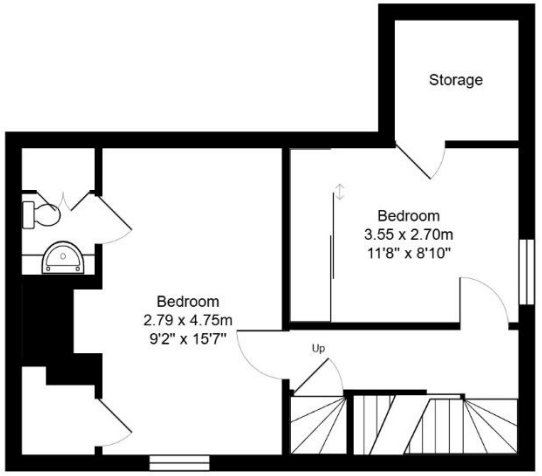

Basement
Area: 4.7 m² ... 50 ft²



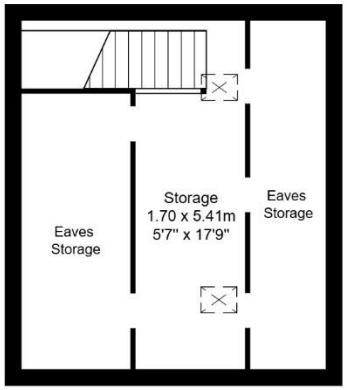

Ground Floor
Area: 62.0 m² ... 667 ft²



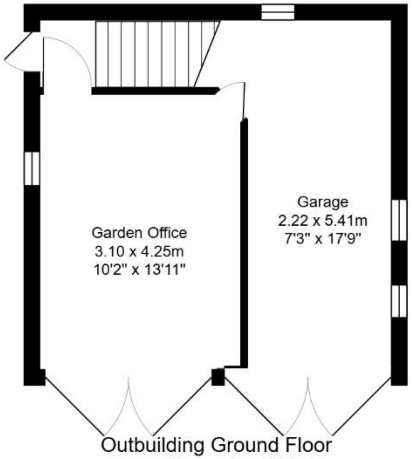

Second Floor
Area: 24.1 m² ... 259 ft²




First Floor
Area: 40.4 m² ... 435 ft²




Outbuilding First Floor
Area: 25.5 m² ... 275 ft²




Outbuilding Ground Floor
Area: 29.4 m² ... 317 ft²

Total Area: 186.1 m² ... 2003 ft²
House: 131.2 m² ... 1411 ft²
Outbuilding: 54.9 m² ... 592 ft²
All measurements are approximate and for display purposes only

**Important notice:**
These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.










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