



‘Our Focus Determines Your Reality’



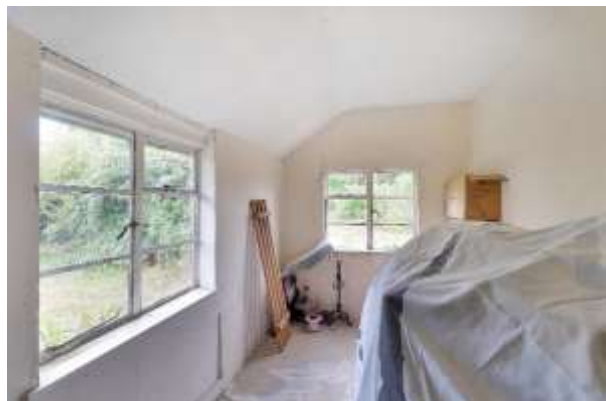
Broom Hill
Flimwell
East Sussex
TN5 7NP



Entrance Lobby * Sitting Room * Dining Room * Kitchen

Principal Bedroom
Two Further Bedrooms * W.C.

Garden and Grounds just under 0.2 Acres
Garage/Garden Store * Off-Road Parking



ATTRACTIVE ATTACHED GRADE II LISTED COTTAGE

This attractive Grade II Listed cottage has been in the same family since before 1923 and is one of two cottages created from the original Farmhouse. Information has been found dating back to 1640 although the farmhouse could have earlier origins. In need of complete renovation, the cottage sits in approximately 0.2 acres in the village of Flimwell.

The accommodation consists of an entrance lobby leading into a sitting room with exposed beams and, what could be a feature, brick fireplace, a double aspect dining room and a kitchen with door to the garden completing the ground floor.

On the first floor there is a principal bedroom with exposed beams, floorboards, a fireplace and built-in storage, a further bedroom currently used as a study and a bathroom currently only fitted with a toilet and wash hand basin. A staircase leads up to a second floor attic bedroom.

The garden is predominantly to the front of the cottage bordered with a mature hedge; a wrought iron gate opens onto a path to the front door. The garden is laid to lawn interspersed with a variety of established trees and large shrubs. A drive leads down the side of the cottage to the parking area where there is an open bay garage/garden store.



FLIMWELL

The property is located on the edge of the village of Flimwell with the larger villages of Ticehurst and Hawkhurst both a short drive away.

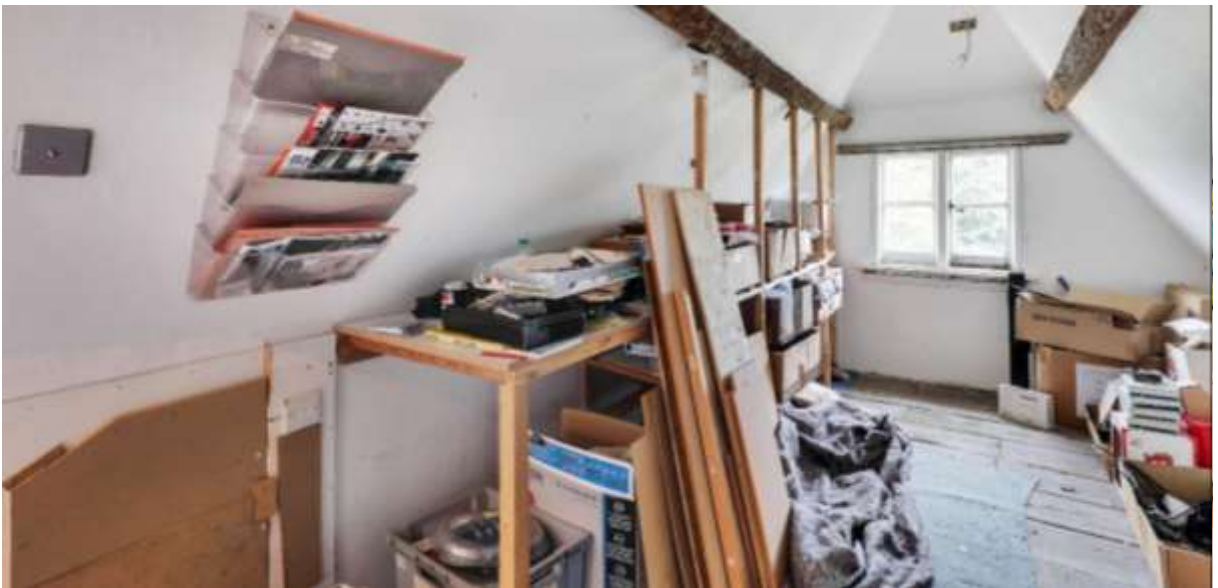
More comprehensive shopping facilities including the Royal Victoria Place Shopping Arcade are available at nearby Royal Tunbridge Wells.

Recreational amenities including sports and leisure facilities, theatre, cinema and numerous restaurants are also to be found in Tunbridge Wells.

SCHOOLS AND CONNECTIONS

As well as the Cranbrook School, there are many excellent private, grammar and state schools for children of all ages in the area, including Bethany, Benenden School, St. Ronans and Dulwich School as well as the Boys and Girls Grammar Schools in Tonbridge and Tunbridge Wells.

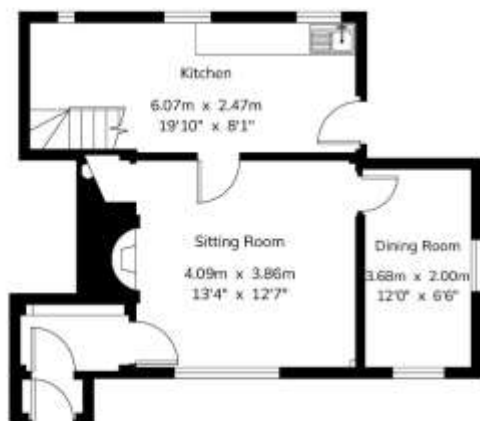
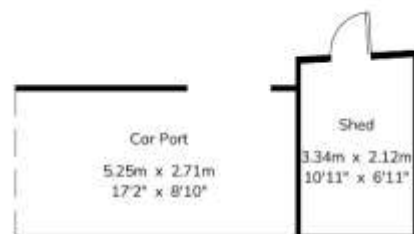
The nearby stations at Wadhurst and Stonegate provide mainline services to London Charing Cross and Cannon Street.



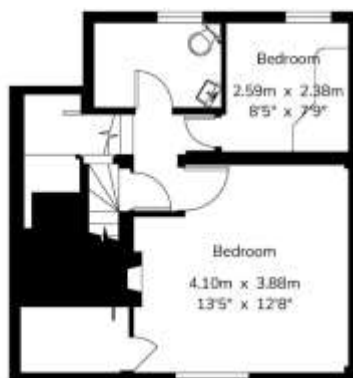
1 Broomhouse

House - Gross Internal Area : 94.5 sq.m (1017 sq.ft.)

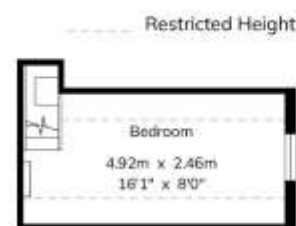
Car Port / Shed - Gross Internal Area : 21.3 sq.m (229 sq.ft.)



Ground Floor



First Floor



Second Floor



For Identification Purposes Only.
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SERVICES

All mains utilities are available at the property, however the gas is currently disconnected. Currently no central heating.

There is fibre broadband to the property.

Rother District Council - Council Tax Band D

EPC Rating: n/a Grade II Listed

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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