



Offered with no chain - a unique building with generous room sizes and vaulted ceilings on the first floor, considered to require refurbishment internally and externally with the prospect of ending with a one-off property in the popular Sparrows Green area of Wadhurst. EPC: D
OIEO £250,000 Freehold

Old Forge Works

Sparrows Green, Wadhurst, TN5 6SW

OIEO £250,000 Freehold

The Old Forge Works is a period property, likely dating back to the 19th Century, formerly a forge and for a stint used as a photographic development plant before being converted into a house in the late 90s/early 00s.

It is attached at one end to Forge House, which is Grade II listed, and off the corner where it meets Forge House to a later 20th Century addition, which is also now a separate house. Old Forge Works is specifically quoted as "not included in the listing".

The rear of the building is much in keeping with The Forge, being half-tile hung with a catslide roof to the rear. The front projecting section is brick on the ground floor and timber framed and clad on the first floor.

The front door is on the side of the house, accessed down a pathway owned by this property but also sharing pedestrian access to four cottages to the rear and two cottages to the side.

The property is believed to own a slither of land in front of the house, which the vendor has kept pot plants on but other than this and the pathway to the side, which has space for storing rubbish bins, there is no garden with this property. There are countryside walks and a recreation ground nearby though.

The accommodation provides generous living spaces and two large bedrooms, but could be reconfigured/adapted to suit buyer requirements.

Special features of the property include:

- Flagstone flooring throughout the two main living spaces;
- Drop-latch wooden internal doors;
- Some exposed beams;
- Faux fireplaces in the sitting room and one of the bedrooms;
- Vaulted ceilings on the first floor and rooms along the back of the ground floor, with roof lights;
- French doors with Juliet balcony to the front.

There is unrestricted on-street parking on the road, subject to availability.

The property is located in the popular Sparrows Green area of Wadhurst, close to the local primary school and convenience store and within a short walk of the main High Street, with its abundance of local facilities including cafes, pubs, restaurants, pharmacy, hairdressers, butcher, greengrocers, convenience stores, post office, opticians and more.

In addition to the primary school, there is a nursery, Uplands Academy and Sacred Heart Catholic School.

The property is about 1.2 miles from Wadhurst mainline Station with services to Tunbridge Wells, Hastings and London (London Bridge in around 55 minutes).

The area is designated as the High Weald National Landscape and Wadhurst is surrounded by beautiful rolling countryside. Bewl Water Reservoir and Bedgebury Pinetum are nearby, offering wonderful walking and cycling opportunities as well as water sports and fishing on the reservoir.

Wadhurst has a strong community with lots of activities, clubs and societies to get involved with, as well as Catholic and Church of England Churches. There is a sports centre with gym at Uplands and various sports clubs to get involved with.

Material Information

Wealden District Council. Tax Band E (rates are not expected to rise upon completion).

Mains Gas fired central heating, electricity, water and drainage.

The property is believed to be a mix of brick and timber construction with part-weatherboarded and part tile-hung elevations under a part-slate and part-clay tiled roof.

The property is not individually listed but is attached to a Grade II listed building and is therefore likely to be considered within the curtilage of a listed building.

We are not aware of any safety or cladding issues, although the timber cladding is in need of replacement in places.

We are not aware of any asbestos at the property.

The property is located within the High Weald National Landscape.

The title refers to easements. We suggest you seek legal advice on the title.

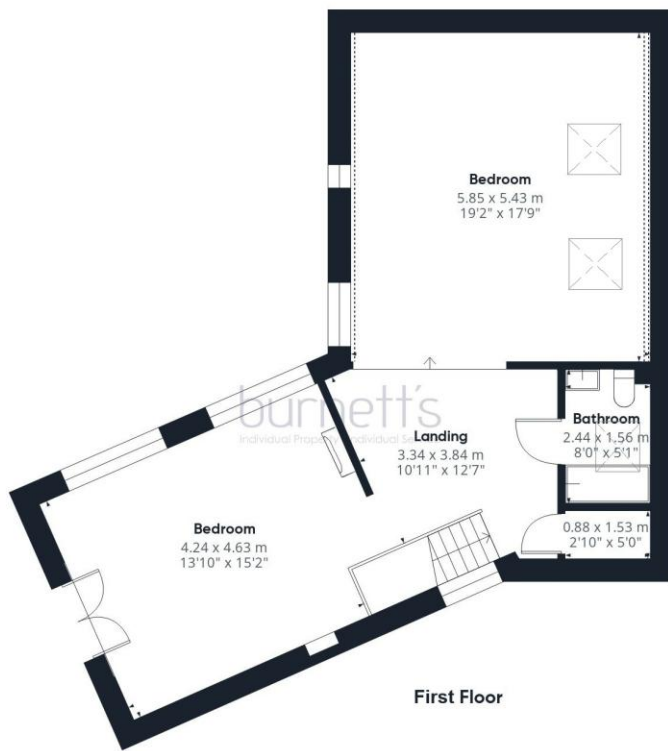
According to the Government Flood Risk website, there is a very low risk of flooding.

Broadband coverage: According to Ofcom, Superfast broadband should be available to this property.

Mobile Coverage: According to Ofcom, there is good mobile coverage offered from O2 and Three. We are not aware of any mining operations in the vicinity.

We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does not have step free access.



Approximate total area⁽¹⁾

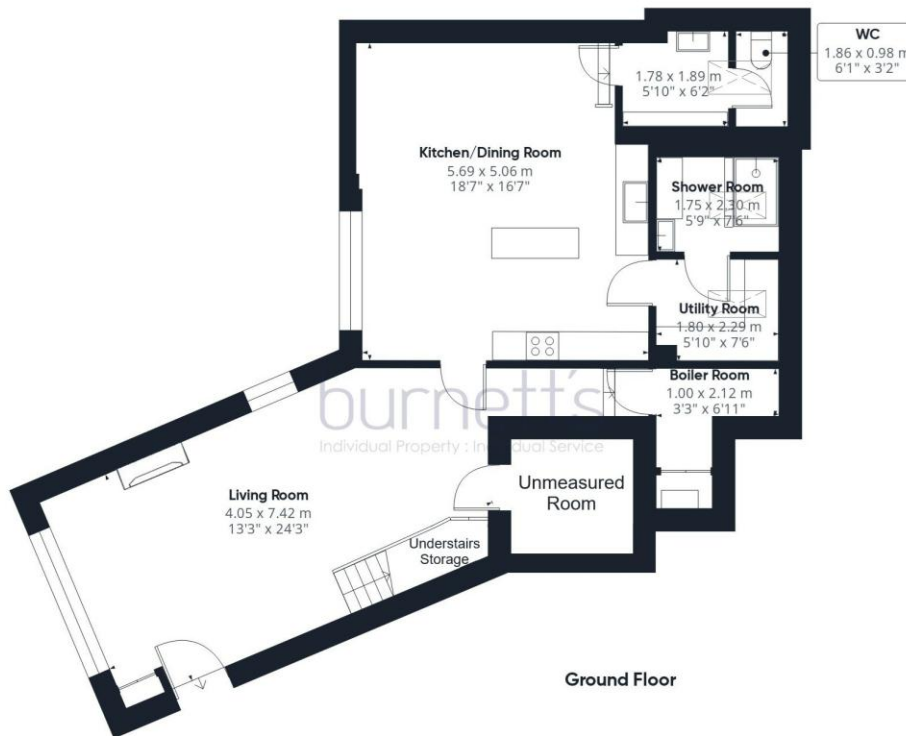
148.3 m²

1595 ft²

Reduced headroom

0.9 m²

9 ft²



Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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