



# Yew Tree Byre

Yew Tree Lane, Rotherfield, East Sussex, TN6 3QP

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Monkhouse

Our Corner of England



# Yew Tree Byre

A beautifully presented individual character house with delightful gardens, double garage, oak double cart barn and garden office, situated in a semi-rural position on the fringes of Rotherfield village. Gardens and grounds in all approximately 1.1 acres.

## Ground Floor

- Entrance Hall
- Cloakroom
- Dining Room
- Drawing Room
- Family Room
- Kitchen/Breakfast Room

## First Floor

- Principal Bedroom with En Suite Bathroom
- Three further Double Bedrooms
- Family Bathroom

## Outside

- Parking Area
- Double Garage
- Detached Double Cart Barn
- Garden Office
- Gardens and Grounds in all about 1.1 Acres



## DESCRIPTION

Yew Tree Byre is situated in a wonderful semi-rural position nestled within beautiful countryside on the fringes of Rotherfield village. The attached property offers much character and charm and is stylishly presented throughout offering versatile living accommodation. The elevations are predominantly brick beneath a tiled roof.

The main features of the property include:

- A spacious **vaulted entrance hall** affording excellent natural light, finished with a ceramic tiled floor, with adjacent **cloakroom**.
- **Kitchen/breakfast room** is an excellent double aspect space with windows to one end and french doors leading directly out to the garden. Finished with a flagstone floor, the bespoke kitchen is well fitted with a comprehensive range of wall and base units complemented with stone work surfaces and metro tiled splashbacks; Hotpoint induction hob, space for washer dryer, deep stainless steel butler sink and double ceramic butler sink, eye level Hoover double oven and freestanding wine chiller and dishwasher.
- The **drawing room** is well proportioned with french doors leading directly out to the garden, together with an exposed brick fireplace with brick hearth and a woodburner.
- Glazed french doors lead directly from the drawing room into the **family room** which is fitted with an engineered wooden floor, an extensive range of book shelving and has a window to the rear of the property.
- The adjacent **dining room** is of an excellent size with a window to the rear of the property, and creates a delightful space for formal dining. It also benefits from engineered wooden flooring.
- On the first floor the light and bright **principal bedroom** is fitted with a range of wardrobe cupboards and has a door leading directly to a spacious and luxuriously appointed **en suite bathroom** which is fitted with a free standing roll top bath, large walk-in shower, WC and hand wash basin.
- **Three further double bedrooms**, one of which is double aspect and benefits from built-in wardrobe cupboards and a hand wash basin.
- **Family bathroom** is well fitted with a free standing roll top bath, WC and hand wash basin.



## OUTSIDE

Immediately to the rear of the property is a beautiful landscaped garden which is predominantly laid to lawn with a range of mature, well planted beds, an acer tree and pond beneath, together with a vine covered terrace creating a delightful area to sit.

To the rear of the garden there is direct access to the **double garage** which has been part sectioned to create an excellent storage area.

In addition there is a detached open fronted double English Heritage oak **cart barn** adjacent to a generous parking area and to the rear of the cart barn there is a vast expanse of lawn with a small pond, rockery and fruit trees including, apple, plum, pear and damson.

There is a timber **detached office** with decking (power, lighting and WIFI) and a shed, greenhouse and chicken coupe/run, together with raised fruit and vegetable beds.

From the rear boundary there is a footpath providing access to local countryside walks.

## AMENITIES

**Local:** Yew Tree Byre enjoys a location on the outskirts of Rotherfield. The Cuckoo Stores is situated at the end of Yew Tree Lane (approx 500 meters away) selling local produce.

Rotherfield village has a lively village community and a good range of amenities including a general store/post office, pharmacy, cafe, hairdresser, doctors surgery, church and two pubs.

There is also the popular Lazy Fox pub and restaurant nearby in Mark Cross.

Rotherfield and Mark Cross both have well regarded primary schools.

**Towns:** Crowborough (4.2 miles), Tunbridge Wells (7 miles) for more comprehensive shopping and leisure facilities.

**Transport:** Crowborough Station (4 miles), Southern Railway. Tunbridge Wells Station (7.5 miles), South Eastern Railway. Both with services to London.

**Schools:** Rotherfield Primary School. Mark Cross Primary School. Secondary Schools include Crowborough Beacon Academy and Wadhurst Uplands Academy and a number of schools including grammar schools in Tunbridge Wells. Independent schools include Sacred Heart, Mayfield Girls School, Beechwood and Skippers Hill.

**Leisure:** Nearby facilities include Crowborough Tennis and Squash Club. Crowborough Beacon Golf Club. Ashdown Forest for walking and horse riding.



## DIRECTIONS

From Mark Cross on the A267 proceed in a southerly direction for approximately 1.2 miles and take the turning on the right into Yew Tree Lane. Continue along Yew Tree Lane for approximately 0.5 miles and the turning to Yew Tree Byre will be found on the right hand side.

**What3Words:** carriage. gazette, balanced

### Additional Information

**Local Authority:** Wealden District Council. 01323 443322 [www.wealden.gov.uk](http://www.wealden.gov.uk)

**Services (not checked or tested):** Mains electricity and water. LPG gas. Private drainage shared between 5 properties.

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.nationalhighways.co.uk](http://www.nationalhighways.co.uk)  
[www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land Registry Title Number ESX70383 and ESX180218

**EPC:** EPC rating E

**Council Tax Band:** F

**GUIDE PRICE £1,050,000 - £1,075,000**

### Viewings

For an appointment to view please contact our Tunbridge Wells Office, telephone 01892 512020

Battle  
01424 775577  
[battle@batchellermonkhouse.com](mailto:battle@batchellermonkhouse.com)

Haywards Heath  
01444 453181  
[hh@batchellermonkhouse.com](mailto:hh@batchellermonkhouse.com)

Pulborough  
01798 872081  
[sales@batchellermonkhouse.com](mailto:sales@batchellermonkhouse.com)

Tunbridge Wells  
01892 512020  
[twells@batchellermonkhouse.com](mailto:twells@batchellermonkhouse.com)



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Approximate Floor Area = 210.3 sq m / 2283 sq ft  
Outbuildings = 42.8 sq m / 461 sq ft  
Car Barn = 35.1 sq m / 378 sq ft  
Total = 288.2 sq m / 3102 sq ft. (Excluding Void)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #70671.

