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# Summerhill Cottages Cackle Street, Nutley

Offers Over £480,000

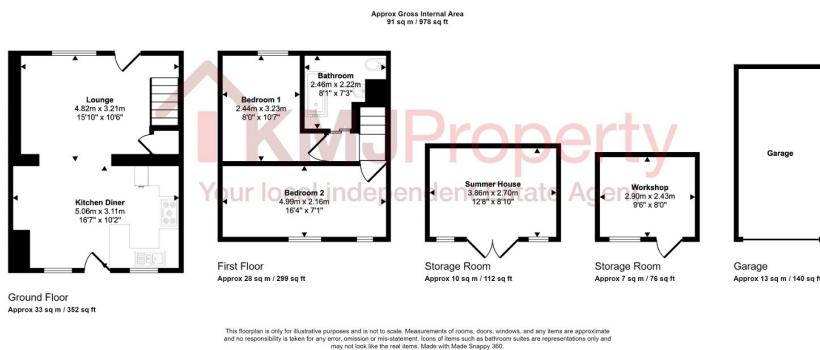
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As you enter the property, you find yourself in a newly re-fitted kitchen diner with space for a 5 burner, range style cooker. The dining area has a custom-made door and engineered wood flooring and opens into the bright sitting room with views overlooking the rear gardens. In the sitting room, your eyes will be drawn to the ceiling timbers, exposed sandstone walls and the impressive inglenook fireplace with a recessed modern cast iron wood burning stove with glass on three sides. The engineered wood flooring continues through this room and the door to the rear garden is also custom made. From this room is the staircase rising to the first-floor landing, which gives access to the double bedrooms and the family bathroom with sliding etched glass privacy door. Both bedrooms are good size doubles and offer designer radiators. Bedroom one offers exposed beams with access to a storage area above the bathroom and beautiful views across Ashdown Forest and the valley to the southeast. Bedroom 2 gives access to the insulated and boarded loft space and has beautiful views of the surrounding area. The bathroom is fitted with a modern bath with wall mounted chrome shower unit with fully tiled surround and a vanity unit with inset wash basin.

Leaving the property from the sitting room you have a paved patio with a meandering pathway descending the rear gardens, which are a particularly special feature of this property. As you journey down this path you will find the first of two Finnish log cabins - the first with power, light, water supply and drainage (floor and roof are insulated). Indian sandstone steps lead down to the path which continues and arrives at a substantial raised timber terrace overlooking the exquisite views of Ashdown Forest, which is an area of outstanding natural beauty and only a 5 minute walk from the bottom of the garden. This is a perfect place for entertaining and enjoying the views. From this decking, the path continues down to the second Finnish log cabin, which again has insulation to the roof and floor and offers power and light. This cabin was built to provide a contemplative space to absorb the further views of the forest all the way up to Duddleswell and provide a changing room when using the hot tub. The hot tub (Hydropool 670 Platinum, installed in 2019), is entirely private and not overlooked from any direction and when inside it creates an infinity pool effect as the ground drops away and

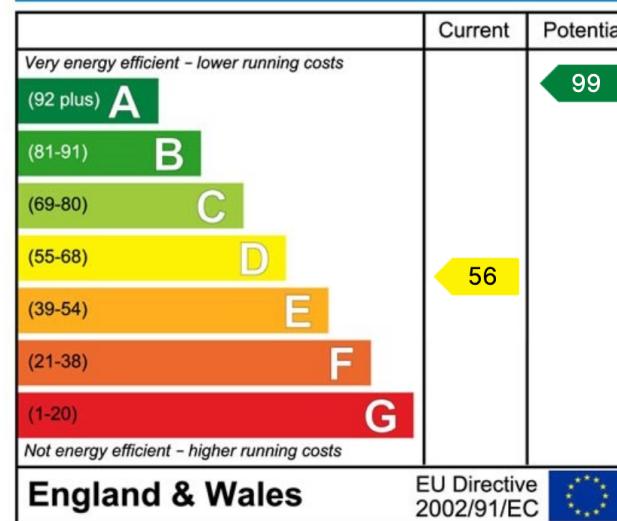




- Large Garden
- Outstanding Views
- Rural Location
- Garage & Driveway
- Refurbished to a high standard
- 2 Double Bedrooms
- Upstairs Bathroom
- Council Tax Band - D
- EPC - D



### Energy Efficiency Rating



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Offices in Tunbridge Wells & Crowborough



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