

Pooh Corner, Sackville Cottage, High Street,
Hartfield, East Sussex, TN7 4AE

Howard
Cundey

Price on Application

EPC: E







A fabulous business and residential opportunity in owning one of the most prestigious and most iconic properties in Hartfield. Pooh Corner has a wealth of history, character and charm and has further potential with an outbuilding and for the teashop and retail shop to expand subject to the necessary consents.

To appreciate the wonderful opportunity of owning such a wonderful historic building with the iconic business of Pooh Corner and Tea shop a viewing is essential to appreciate the whole concept of what is on offer. No onward chain.

- Detached
 - Residential and Business Opportunity
 - Fabulous Historic and Iconic Property
- Full of Charm and Character
 - Shop and Tearoom
 - 3 Bedroom Apartment
 - 2 Reception Rooms
 - Master Bedroom with Ensuite
- Further Potential
 - Customer Parking for Several Vehicles
 - Central Village Location
 - Village Home of Winnie The Pooh

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 Directions
Please contact our office

 Cowden
4.4 miles

 Hartfield Primary
0.2 miles

 High Street
0.1 miles

 East Grinstead
7.2 miles

 Royal Ashdown Golf Club
3.6 miles

The Property and Location

One of the most prominent, iconic and historic properties in Hartfield is the famous Pooh Corner. The property itself dates back to Queen Anne and has a wealth of warmth and character throughout and it wasn't long until it became a focal point for the village with the property becoming home for Winnie The Pooh and Pooh Corner was born. The main property comprises a ground floor level shop consisting of 3 main shop areas and a further office to the rear. There is a tea shop and kitchen area to the rear leading out to the terrace to the side, creating further space for customers to enjoy. To the rear of the garden is a versatile outbuilding, currently used for storage, with vast potential (STPP) and could become further retail space or even a couple of holiday lets. There is a customer carparking area to the front of the outbuilding for several cars. The living accommodation above the shop and tearoom comprises 2 reception rooms, kitchen, master bedroom with ensuite bathroom, 2 further bedrooms and a family bathroom. Please note in the living accommodation ceilings are low. Situated in the pretty High Street of this charming village, which affords local shop, two public houses and church. There is a bus service to surrounding towns and villages with East Grinstead, Tunbridge Wells, Crowborough, Edenbridge all virtually equidistant and each with shopping facilities and rail access to Croydon and London. Tunbridge Wells particularly has an excellent mall style shopping development. Other centres locally include Heathfield, Uckfield and Haywards Heath. Access to the M23, M25 and Gatwick Airport and within easy reach. Walking may be enjoyed on Ashdown Forest which is one and a half miles to the south west.









Sussex Regional Centre

5 Hartfield Road, Forest Row,
East Sussex, RH18 5DN

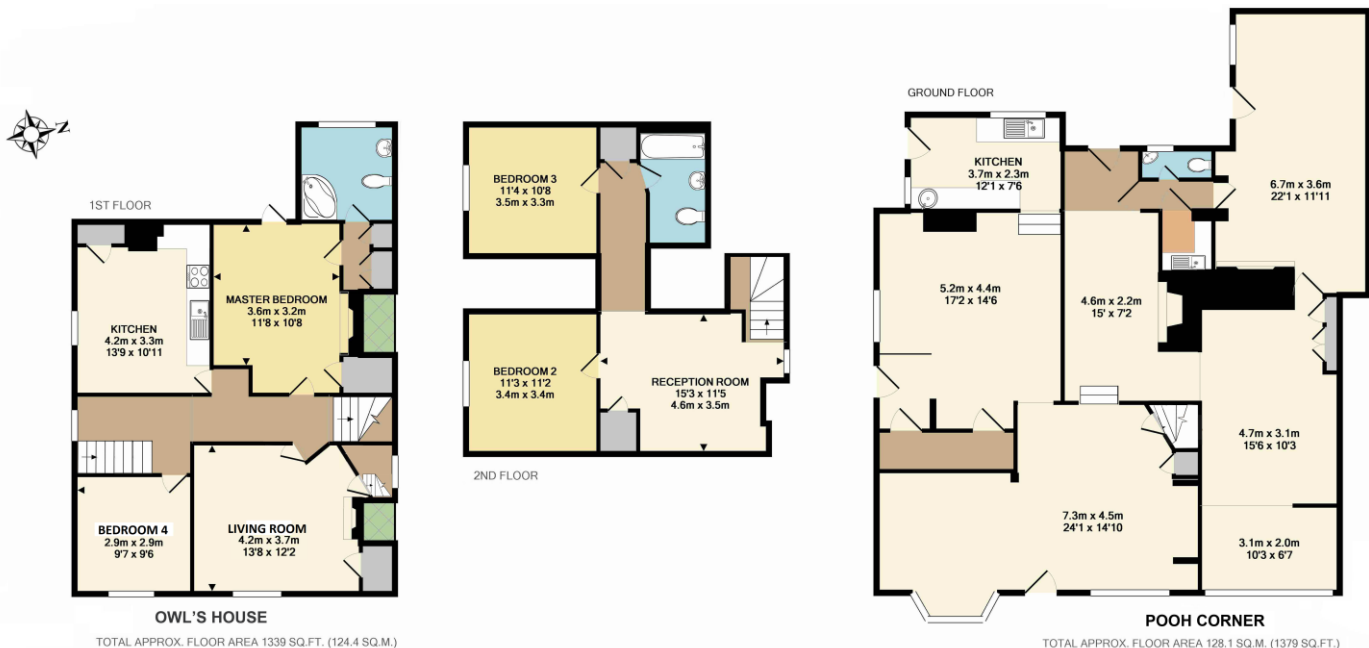
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