



Barleyfield Cottages, The Street, Rodmell
Offers In Excess Of £500,000

Barleyfield Cottages, The Street, Rodmell, BN7 3HQ

A three bedroom semi-detached chalet bungalow which backs directly onto farmland with stunning views, located in the village of Rodmell.

The Property

Barleyfield Cottages is located in the heart of the picturesque village of Rodmell close to the National Trust house 'Monks House' and the riverside walk, pub and all other village facilities. The property has been extended and improved and enjoys a peaceful village setting. The entrance porch leads to the entrance hall, stairs lead to the first floor, deep storage recess with shelving and a door to the dining room/bedroom three with a window over the rear garden and the adjoining farmland beyond. The bathroom is fitted with a modern suite comprising of a panelled bath, electric shower over, pedestal wash hand basin, low-level WC, tiled floor. The lounge has a feature woodburning stove, cupboard housing hot water cylinder and a square bay window overlooking the front of the property. The kitchen is fitted with a range of contemporary style units with a worksurface extending to include an electric hob, oven and extractor fan, plumbing for washing machine and space for fridge freezer, door to rear lobby which leads to the garden. Bedroom two has a large window to the front overlooking the garden. The First floor landing has a deep storage cupboard with hanging rail and the master bedroom a large Velux window with incredible views towards Lewes and the surrounding Downland. Outside to the front are two parking spaces, and shrub borders. A shared side path leads to a feature brick archway and into the back garden, which is arranged as lawn with low brick rear wall to maximise the view across adjoining farmland. Well-stocked flower borders with colourful shrubs, paved patio and seating area - altogether a very peaceful place to enjoy the countryside.

The Location

The village itself has an award winning village pub, a village hall hosts lots of clubs and of course the National Trust property, Monks House home to Virginia Woolf. The historic county town Lewes is located 3 miles away, with its mainline station (Victoria 55 mins) offering a good range of shops and leisure pursuits. Brighton is 7 miles away and Newhaven 4 miles, with its ferry terminal close by, as is the world renowned Glyndebourne Opera House.



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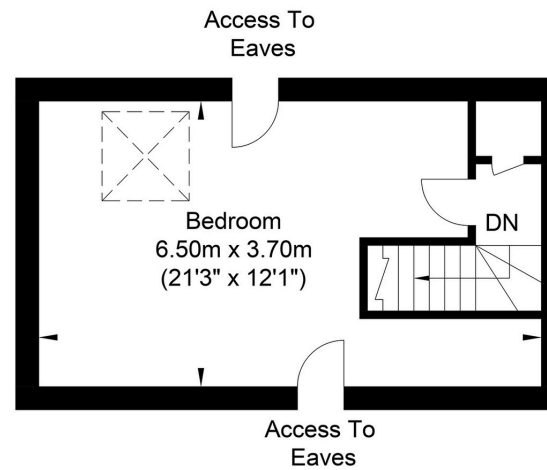
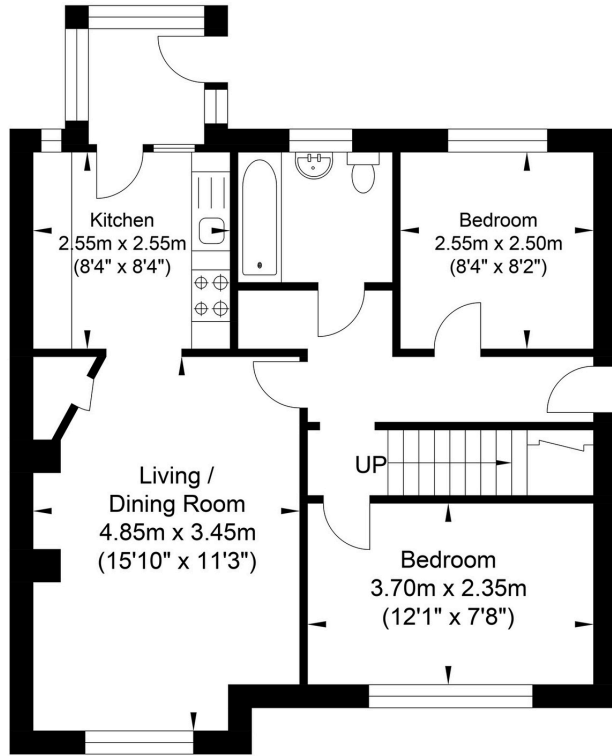
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Ground Floor
Approximate Floor Area
580.60 sq ft
(53.94 sq m)

First Floor
Approximate Floor Area
258.87 sq ft
(24.05 sq m)

Approximate Gross Internal Area = 77.99 sq m / 838.50 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Performance Certificate			
Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Notes

Tenure - Freehold
Council Tax Band - D
EPC - C

Planning reference number
SDNP/23/02647/HOUS



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