



4 Byelaw Cottages, Spithurst Road, Barcombe, Lewes, East Sussex, BN8 5EF
Asking Price £595,000

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Three bedroom cottage dating back to early 1900's in a semi-rural location, Barcombe. Attic principal bedroom, two further bedrooms, bathroom, sitting room, Spacious kitchen/dining room, utility room, shower room. Garden backing countryside, Workshop/office and countryside views.

The Property

Glazed front door leading to sitting room with stairs rising to the first floor, woodburning stove with oak mantle above and shelving in chimney recess sash windows to the front and stripped wood flooring. Door opening to spacious kitchen/dining room, fitted with an excellent range of shaker style units with granite worksurface, deep butlers sink with mixer taps. Rayburn oil fired stove for central heating and cooking with oak beam. Space and plumbing for dishwasher, recess for fridge freezer, space for slot in cooker. Opening to dining area with vaulted ceiling with Velux windows, exposed beams stretch door to utility room with plumbing and space for washing machine and tumble dryer, and step down to wet room which is fully tiled with a rainfall shower, pedestal wash hand basin, low-level WC, matching tiled flooring, chrome heated towel rail and underfloor heating heating. Double doors leading to garden from the dining room. Wooden double glazed windows through out.

First floor landing has a door to bedroom with feature cast iron fireplace, tiled wooden surround, views to the countryside, fitted wardrobe with storage above Stripped wood flooring. Bedroom two has a cast iron fireplace, tiled hearth and wooden surround, far reaching views across neighbouring countryside. Bathroom with panelled bath with shower over, high-level WC, wash hand basin, towel rail. concealed stairs to 2nd floor leading to main bedroom which is a bright double room with stunning views to the rear towards knoll Wood. Further storage cupboards and an airing cupboard, hatch access to loft space, window to the front offering countryside views and a feature cast iron fireplace. Outside the rear garden offers a good degree of seclusion with a paved patio area, Brick paved pathway leads to the rear access, lawn with a variety of flowering shrubs. Timber garden shed, the rear access leads to the parking spaces and public footpath to Knowlands Woods and into the village of Barcombe. Home office with light and power, superb view across to the lake and woods. The front garden is a good size lawn and shields the property from the road. A path leads to the front door.

The Location

Barcombe is a popular village located 4 miles out of Lewes. It is an active village with a very strong community feel. The benefits include a thriving village school, village pub, community lead shop and post office and a whole host of sports activities and its very own bonfire society. The Anchor Inn at Barcombe Mills is lovely in the summer with its pub garden and boat hire available on the River Ouse.



Byelaw Cottages, Barcombe



Ground Floor
Approximate Floor Area
576.29 sq ft
(53.54 sq m)

First Floor
Approximate Floor Area
301.38 sq ft
(28.0 sq m)

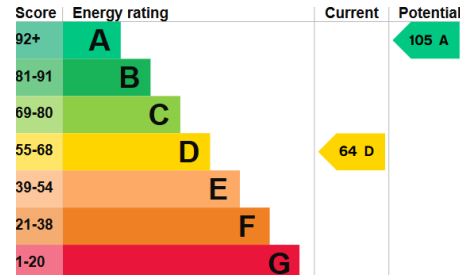
Second Floor
Approximate Floor Area
219.69 sq ft
(20.41 sq m)

Outbuilding
Approximate Floor Area
172.22 sq ft
(16.0 sq m)

Approximate Gross Internal Area = 117.95 sq m / 1269.60 sq ft

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

Material Information
Council Tax Band - D
Tenure - Freehold



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