



**Priory Cottage, The Street, Wilmington, Polegate, East Sussex, BN26 5SL**

Asking price: £1,550,000







# Priory Cottage, The Street, Wilmington

## Priory Cottage

Dating from circa 1850 the property has been carefully and skilfully restored and transformed by the current owner with beautiful decor and incredible attention to detail creating something very special. Priory Cottage is one of only a handful of properties in the village with private off road parking for multiple vehicles as well as a triple garage. The restoration has included the installation of underfloor heating, wood burning stoves, wood floors and a bespoke Harvey Jones designer kitchen. Upstairs the ceilings have been raised to create open and indulgent bedroom accommodation with generous storage and stunning bathrooms.

Outside the landscaped, manicured gardens wrap around the property on multiple levels creating a private and tranquil space perfect for relaxing and entertaining. Above the garage is a self-contained studio apartment. This space is ideal for a family annexe, workspace or additional income generator.

Priory Cottage is approached by a five bar gate opening into driveway area with parking for multiple vehicles. Hardwood front door opening into in hallway with stone floor and door to downstairs wet room with stone floor, underfloor heating, walk in shower, pedestal mounted wash basin and low level WC. Door opens through into living space with exposed wooden beams, woodburning stove, tiled floor and bifold doors opening out onto the garden.

The living space opens through to designer fitted kitchen by Harvey Jones. Quartz stone worktop, back lit shelving and solid timber units complete with a butlers sink and fitted appliances including a microwave and dishwasher. Space for Stoves range style oven with seven ring burner hob, extractor hood above and skylight with Velux window. Doorway through to utility room with marble worktop and timber cupboards and barn door to rear of the property. Space for freestanding fridge freezer and washing machine.











Double doors opening through to formal living space with a solid oak floor and windows overlooking side and front of the property. Impressive fireplace with stone recess and wooden mantelpiece. Stairs rising to 1st floor landing with doors principal rooms. Principle suite with exposed ceilings and beams with a Juliet balcony with bifold doors overlooking the rear garden. Large walk in dressing room. Door to ensuite wet room with fully tiled floors and underfloor heating. Walk in shower, heated towel rail, mirror fronted bespoke cabinets, pedestal wash basin and hidden system WC. Two further bedrooms, both enjoy the same exposed ceilings, stripped wooden floorboards and windows overlooked the front and side of the property. Elegant main bathroom suite with underfloor heating and wall mounted heated towel rail. Freestanding rolltop bath, hidden system WC and walk in shower cubicle. Mirror fronted bathroom cabinets and window to the side of the property.

Outside are beautifully manicured rear gardens. Opening out from the living space is a patio area ideal for entertaining opening to lawned elevations with sleeper steps raising to tiered planters surrounding the house encapsulating the property.



The garage is split into two areas with housing for three cars in total, one single garage area with lighting, power and double doors to the front and then a further double garage area again with lighting and power. Steps to the side of the garage leading to studio area with raised deck terrace. Studio room with wood floor, built in storage and two sets of Velux windows overlooking garden area. Double doors through to shower room, matching suite comprising low level WC, pedestal wash basin with splashback and corner shower unit with clear doors. Double doors opening into kitchenette area. Timber kitchen with sink, drainer and splashback. Two fitted cupboards with fridge and breakfast bar area with shelving and Velux window above overlooking rear garden.





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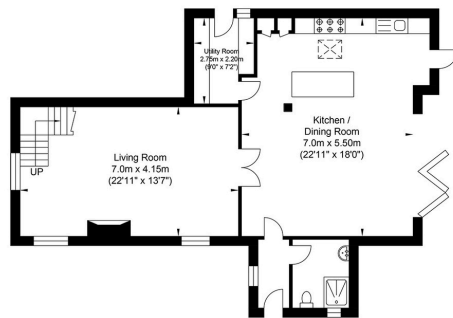
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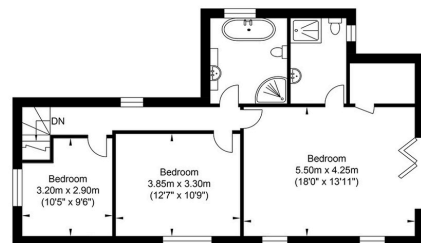
Watch the virtual tour here

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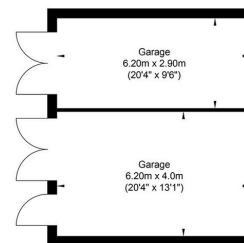
## The Street, Piddinghoe



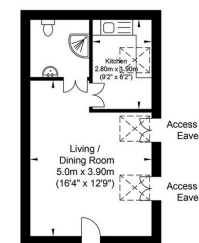
Ground Floor  
Approximate Floor Area  
863.05 sq ft  
(80.18 sq m)



First Floor  
Approximate Floor Area  
730.11 sq ft  
(67.83 sq m)



Ground Floor  
Approximate Floor Area  
467.15 sq ft  
(43.40 sq m)



First Floor  
Approximate Floor Area  
291.80 sq ft  
(27.11 sq m)



Approximate Gross Internal Area = 218.52 sq m / 2352.13 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Tenure - Freehold  
Council Tax Band - G  
EPC - F

### Agents Notes

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		52 E
21-38	F	33 F	
1-20	G		



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