

£700,000-£725,000 guide price

Old Nursery, Beechwood Lane, Cooksbridge, East Sussex, BN8 4SP

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Overview...

An exceptional, detached property full of charm and character boasting Inglenook Fireplaces, latched doors and exposed ancient timbers.

The 3 Bedroom property features a beautiful, mature garden and benefits from a Detached 23ft Studio.

Inside to the ground floor there is a generosuly sized dual aspect Sitting Room with impressive Inglenook Fireplace, a dual aspect Dining Room also with Inglenook Fireplace, a bespoke made solid wood Kitchen Breakfast Room, A Utility Room and Ground Floor Cloakroom.

Upstairs we find a Modern Bathroom and 3 Double Bedrooms, the principal of which boasts a Dressing Room and EnSuite Bathroom.

Outside there is a pretty lawned garden, a brick laid courtyard, ample off street parking and a Detached Studio. The Studio offers many potential uses and could potentially be divided into separate rooms. The Outbuilding offers use as a Home Office, Workshop, Studio, or subject to the necessary consents an Annexe, as has historically been approved previously in 2008.









The property…

ENTRANCE HALL- Timber front door opens into a modest entrance hall with painted latched doors to principal rooms.

SITTING ROOM- Measuring a generous 20ft and featuring an impressive Inglenook fireplace with exposed bressummer beam, exposed brick and wood burning stove inset. The dual aspect reception room boasts views over the courtyard and also of the pretty garden. There are exposed beams and wood floors. Painted latched door to Kitchen Breakfast Room.

DINING ROOM- Boasting a magnificent inglenook fireplace, the dual aspect reception room enjoys views over the pretty garden and features stained wood floors. Stairs rise to first floor. Painted latched door to;

KITCHEN BREAKFAST ROOM- Bespoke made solid wood kitchen comprising of a range of cupboards and drawers complimented by white coloured worksurfaces and a tiled splashback. The dual aspect kitchen enjoys views over the garden and courtyard and features an AGA, quarry tiled floor and exposed beams. Painted latched door to Sitting Room and to;

UTILITY ROOM- Bespoke made cupboard with worksurface over and space and plumbing for washing machine. Quarry tiled floor, window to the side, exposed beams and quarry tiled floor and exposed brick wall. Painted latched door to;

CLOAKROOM- Modern white suite comprising of wc and wash hand basin with tiled surrounds. Quarry tiled floor and window.







The property...

FIRST FLOOR LANDING- White painted latched doors to principal rooms. Window to the side. Linen cupboards.

BEDROOM 3- A comfortable bedroom enjoying elevated views over the courtyard. Exposed beams.

BEDROOM 2- Measuring a generous 15ft the dual aspect double bedroom enjoys elevated views over the garden. Fitted wardrobe with painted latched door, fireplace and exposed beam.

BATHROOM- A modern suite comprising of a bath with hand held shower attachment, wc, wash hand basin and separate shower enclosure with sliding glass doors. tiled surrounds, exposed beams to the wall and a pair of windows.

BEDROOM 1- A superb principal bedroom suite, the dual aspect bedroom enjoys elevated views over the courtyard and over the pretty garden. there are fitted wardrobes with painted latched doors and exposed beams to the wall. Painted latched door opens to;

DRESSING ROOM- A welcome addition to any home, the Dressing Room benefits from views over the courtyard outside, features an exposed wall and beams and a section of the ceiling has been glazed to reveal the ancient timbers in the loft which is illuminated. Painted latched door to;

EnSUITE BATHROOM- A modern bathroom suite comprising of a bath with shower attachment, wc and wash hand basin. Tiled surrounds, heated towel rail and exposed beams. Elevated views over the garden.















Outside...

DETACHED STUDIO- A fantastic addition to the property the detached Studio has been refurbished in recent years and measures an impressive 23ft x 16ft. The space offers potential use as a Studio, Workshop, Home Office or as an annexe accommodation subject to the usual and necessary planning consents, but as previously approved in 2008. Being so large there also seems potential to divide the space into separate uses or rooms. The outbuilding benefits from power points, light, water supply, electric heating and enjoys views over the garden and courtyard. Exposed brick and flint walls, and loft space above.

GARDEN- A wonderful garden which boasts mostly South and East sun. The mostly level garden is laid to lawn with mature plants and shrubs and specimen trees. The garden is beautifully presented and feels particularly private with reclaimed brick laid pathways leading to two terraces and a summer house. There is a pretty pergola and further garden store.

PARKING- Approached to the rear via Beechwood Lane the brick laid courtyard offers space for multiple vehicles to park and provides easy access to the Studio.



Location...

Cooksbridge is just 2 miles North of the historic market town of Lewes. The village benefits from a mainline railway station with direct services to London Victoria, Gatwick and Lewes. Cooksbridge has a highly regarded primary school, a petrol station with convenience shop, modern village hall, childrens recreation ground, modern farm shop with café, The Rainbow public house and many scenic walks.

With the country town of Lewes just approximately 2 miles away, also with a mainline railway station, Lewes offers many cultural facilities and an excellent range of independent shops, cafes, restaurants, public houses, supermarkets, swimming pools and the superb Depot Cinema.

Secondary Schools can be found at Lewes and Chailey.

Freehold

Oil Fired Central Heating

EPC Rating – E

Council Tax Band – F















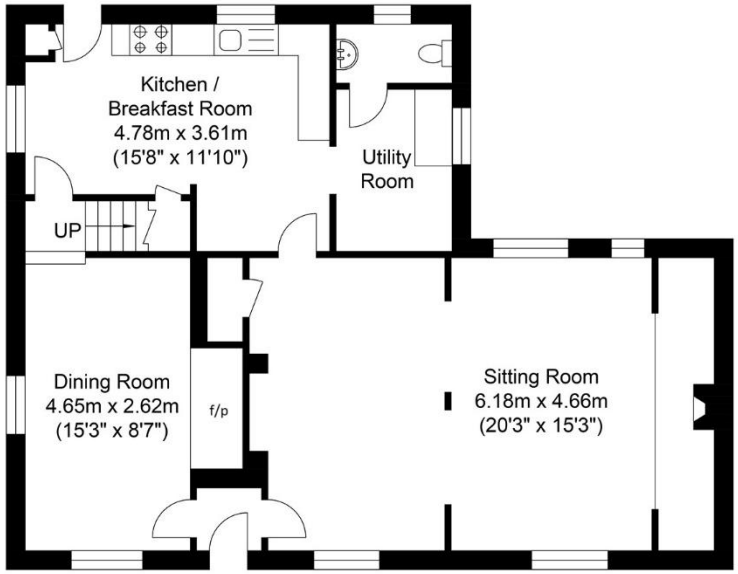


Enquiries...

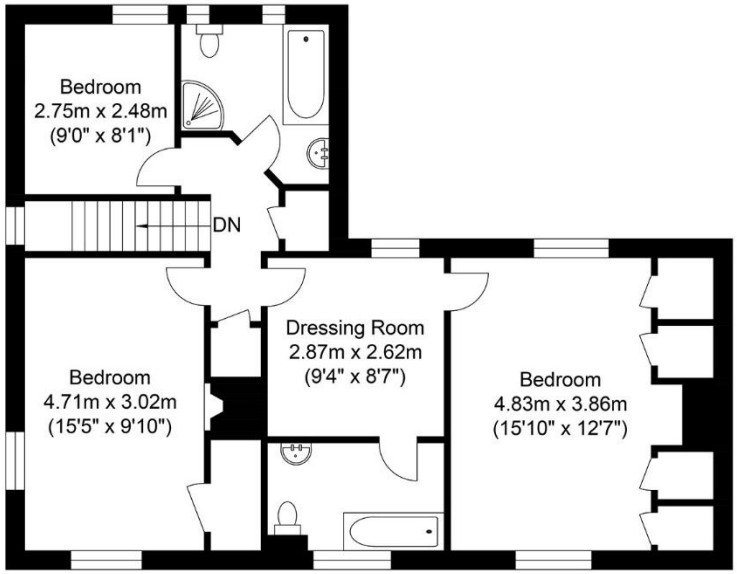
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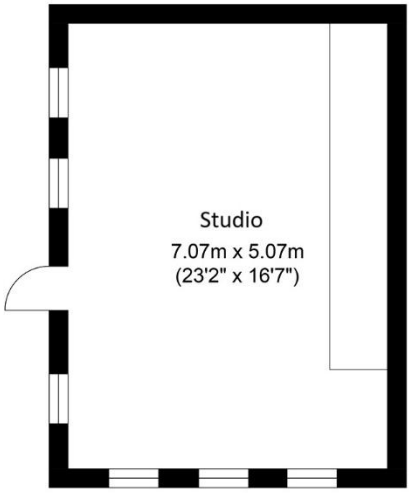
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Ground Floor
Approximate Floor Area
799.0 sq ft
(74.23 sq m)



First Floor
Approximate Floor Area
740.23 sq ft
(68.77 sq m)



Outbuilding
Approximate Floor Area
385.77 sq ft
(35.84 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 143.0 sq m / 1539.23 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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