



High Street, Barcombe

**Lewes
Estates**

Set in the heart of the picturesque and highly sought-after village of Barcombe, this beautifully presented two-bedroom cottage offers a wonderful blend of timeless character and practical modern living, complemented by a delightful private garden and a versatile attic room.

Rich in charm, the property showcases a wealth of original features, including exposed beams, cottage-style doors, and traditional detailing, creating a warm and welcoming home full of personality. The inviting sitting room provides a cosy retreat, while the well-equipped kitchen offers an attractive and functional space for everyday living. A ground floor bathroom adds convenience and flexibility to the accommodation.

Upstairs, two well-proportioned bedrooms continue the cottage's characterful appeal, with a useful attic room accessed via a 'hidden' staircase. This versatile space lends itself perfectly as a home office, hobby room, occasional guest accommodation or children's den, offering valuable additional flexibility.

Barcombe is one of the county's most desirable villages, offering the perfect balance of rural tranquillity, a thriving community and excellent connectivity. Surrounded by rolling farmland, ancient woodland and picturesque river walks, it provides an idyllic setting for those seeking a slower pace of life without compromising on convenience.

At the heart of the village is a welcoming and vibrant community, with a well-regarded primary school, village shop and post office, traditional public houses, sports clubs and an active village



hall hosting a variety of events throughout the year. From local fêtes and farmers' markets to community groups and recreational activities, Barcombe offers a genuine sense of belonging that is increasingly hard to find.

For those who enjoy the outdoors, the surrounding countryside offers an abundance of scenic walking, cycling and riding routes, with the nearby River Ouse, nature reserves and the South Downs National Park all within easy reach. Whether it's a morning stroll through open fields, paddle boarding along the river or exploring the Sussex landscape, the opportunities to enjoy the natural environment are endless.

The nearby village of Cooksbridge has a mainline railway station, as does the county town of Lewes which is approximately 4 miles to the south. Both services reach London is approximately 1 hour.

The county town of Lewes offers an excellent range of facilities within easy walking distance. There is an abundance of independent shops, three supermarkets (Waitrose, Tesco and Aldi), and a wide range of cafes, pubs and sports facilities. The independent Depot cinema is less than 10 minutes on foot, there are both indoor and outdoor swimming pools, track and tennis facilities, and teams representing football, rugby, cricket and hockey.

Internal viewing is highly recommended. Please contact our office by phone or email to arrange your appointment.

Energy Performance Rating: D
Council Tax Band: C
Tenure: Freehold



draft



Approximate Gross Internal Area = 76.7 sq m / 825 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1316742)



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Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.

Front Porch

Recently replaced traditional style composite front door, tile floor, window to each side, opens to:

Living Room

12'0" x 11'5"

Original floorboards, window to front, radiator, recessed wood burner installed in 2020 with tiled hearth, alcove fixed shelves, concealed stairs leading to first floor, door opens to:

Kitchen

11'5" x 9'1"

Brick step down to kitchen with recessed larder shelves to each side, terracotta tile floor. Wall and base units with cupboards and drawers, single electric oven with 4 ring electric hob. Space and plumbing for washing machine and slimline dishwasher, 1.5 bowl stainless steel sink. Window with rear aspect, Glazed door leading to:

Rear Lobby

Part glazed UPVC door to rear, space for tall fridge freezer and door to:

Bathroom

Terracotta tile floor, UPVC privacy glazed windows to side and rear, characterful timber panelling. Ceramic wash hand basin over vanity with traditional style mixer tap, full length bath with rainfall shower, and handheld attachment, low level WC, built in linen cupboard and bathroom extractor.

Bedroom Two

11'5" x 9'4"

Compact sink, window over-looking garden, built in cupboard.

Bedroom 1

11'6" x 11'5"

Original wood flooring, window to front, large inbuilt cupboard, door opens to 'secret' staircase leading to:

Attic Room

11'6" x 10'10"

Eaves storage, carpet, velux window to rear, dormer window to front.

External

Front garden with timber gate to street, paved path, timber wood store and feature magnolia tree. To the rear; brick paved patio area adjacent to back door. Right of access enabling owners to directly connect to the street. Recently installed external oil boiler and further wood store. Private and sunny garden mainly laid to lawn. Includes shed, lovely mature apple tree and various shrubs.



