



Lodge Farmhouse, Copyhold Lane
Cuckfield, West Sussex RH17 5ED

**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947

A charming 4-bedroom detached Grade II listed period cottage occupying a glorious 11.51-acre plot situated in an idyllic semi-rural location along a private lane between Cuckfield and Haywards Heath, conveniently situated for mainline station, highly regarded schools and road access onto A/M23.

- Impressive 11.51 secluded plot including paddocks and stabling
- Private tucked away location enjoying peace and tranquillity
- Within a 2 mile distance of Haywards Heath railway station and road access onto A/M23
- Conveniently situated for numerous highly regarded schools and nurseries
- Internal area 2167 sq. ft.
- Scope for enlargement (STPP)
- Area of Outbuildings 518 sq. ft.
- Versatile living accommodation together with generous room sizes
- Impressive sitting room with Inglenook fireplace
- Useful 14'5 x 11'4 Cellar
- Gas fired central heating to radiators
- Long private driveway
- Detached double garage with room over (scope for annexe STPP)
- Situated off quite private country lane
- Outstanding countryside views
- Wealth of original charm and character throughout
- Council Tax Band: G





In more detail...

A beautiful Grade II listed timber framed period residence occupying a secluded private plot of approx. 11.51 acres conveniently situated on the Cuckfield/Haywards Heath borders within a short drive of Haywards Heath railway station, shops and highly regarded schools. Built between 1525-1550, this truly unique, characterful family home offers a wealth of original features throughout including an Inglenook fireplace, stone flooring, exposed wall, ceiling and floor timbers, old plank doors and leaded light casement windows. The cottage has been well maintained and much improved by the current owners who have happily resided in the property for the past 9 years and who are now selling to downsize.

The versatile accommodation (2167 sq. ft.) offers generous room sizes and briefly comprises: tiled pitch roof porch leading through to entrance lobby and ground floor cloakroom, a double aspect sitting room with access to garden, feature Inglenook fireplace with bressumer beam over, a separate dining room with double doors out onto terrace and gardens, part open wall opening into the kitchen, stone paved flooring and access down to cellar/ utility providing ideal storage

and appliance space. There is also a study/ playroom with open fireplace, bespoke shelving, half panelled walls. The Farmhouse style kitchen comprises: a central island, extensive range of fitted base cupboards, drawers and wooden work surfaces, Butler style sink, display shelving, integrated appliances including oven, hob, and dishwasher and two doors to outside. Stairs lead from inner hallway to first floor landing providing access to a master bedroom suite with fireplace, walk in wardrobe and luxury en-suite bathroom which includes free standing claw and ball roll top bath. There are 3 further well-proportioned bedrooms and a family shower room. The property offers considerable scope to extend to one side and/or to redevelop the garage to provide a self-contained annexe if required (STPP).

Outside: The cottage is approached via a private gated access with long sweeping shingle driveway providing parking for several vehicles leading down to the front of the house. To the left of the driveway there is a timber double garage (21'3 x 17'7) with adjoining open fronted store providing space for storing garden machinery, etc. Access via an external rear staircase leads up to a

first-floor Home office / playroom (16'1 x 9'11) with useful eaves storage and shower room (scope for conversion STPP). Total Area of Outbuildings (518 sq. ft.)

The gardens and grounds are a feature of the property and enjoy a high degree of privacy and seclusion set within an idyllic tranquil setting. Quite simply a garden lover's paradise! There is in fact something on offer for all the family to enjoy with beautifully landscaped gardens, stone terrace, meandering stream, numerous mature specimen trees, and wide variety of plants, flowers and shrubs. A footpath leads down to large natural duck pond providing wonderful views back towards the house. A vehicle track with an all-weather surface leads up into the adjoining fields / paddocks. One field benefits from having a bespoke wooden bar / seating area cleverly created by the current owners, providing an ideal space for entertaining and alfresco dining. There are enclosed paddocks with post and rail fencing, detached stabling and acres of natural woodland to enjoy. NB. There are a couple of footpaths which run alongside the pond and across the paddocks. Overall plot size of 11.51 acres. Mains drainage.

The Location...

Lodge Farmhouse occupies an idyllic private tucked away position towards the end of a highly sought after lane on the eastern side of Cuckfield village, approximately one mile from Haywards Heath town centre with its comprehensive range of shopping facilities, restaurants and mainline railway station. Cuckfield village with its picturesque High Street offers something for all ages with regular food markets, numerous niche speciality shops and a wealth of eateries which include The Ockenden Manor Hotel and Spa, the Rose & Crown pub/restaurant and the Talbot Gastro-Pub. There are

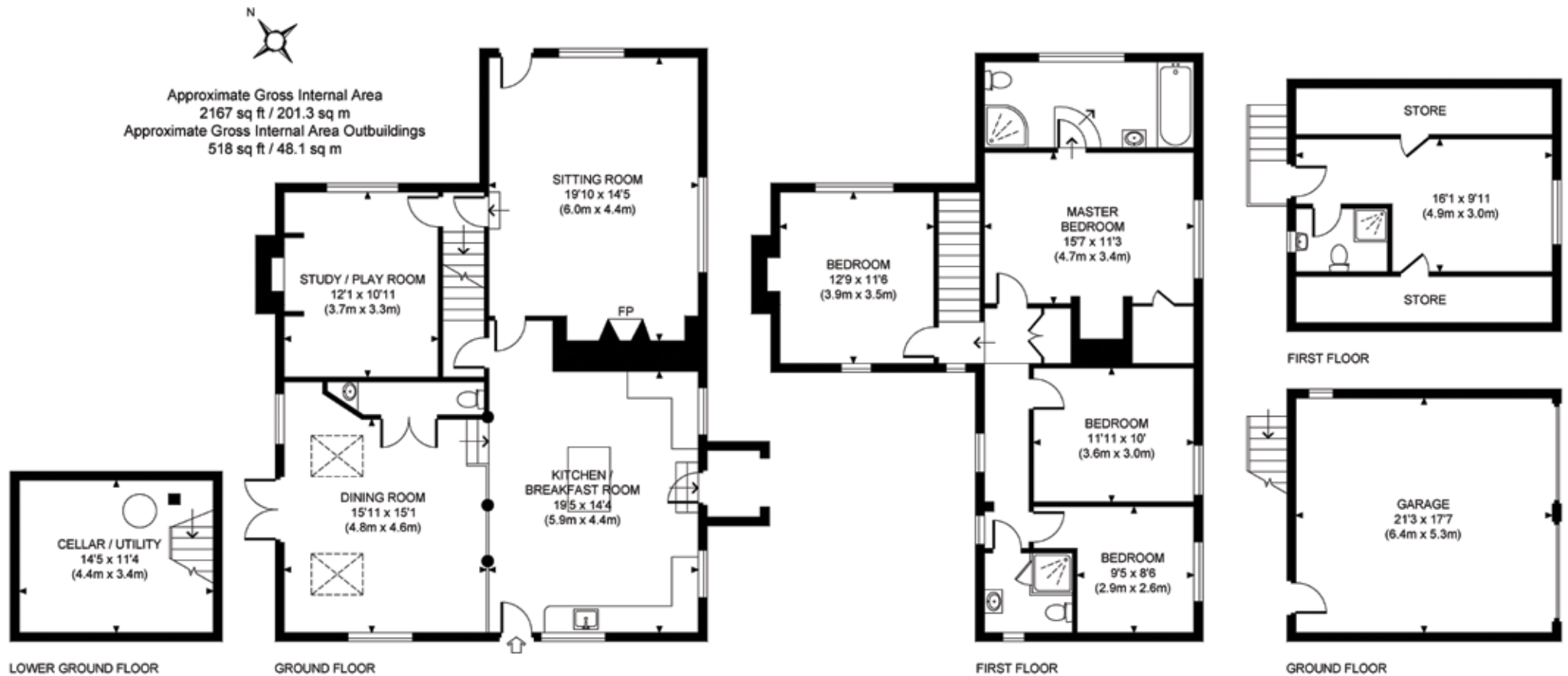
two highly regarded schools: Holy Trinity Primary School and Warden Park Secondary Academy School. There are numerous parent/ toddler groups, nurseries, a medical centre, several sports clubs including tennis, cricket, football, rugby and golf and there is a flourishing social scene with many active clubs and societies as well as a busy social calendar including the Cuckoo Fayre, the Independent State of Cuckfield Mayor's elections and procession and the Cuckfield Village Show. The village is surrounded by glorious countryside with outstanding views towards the South Downs interspersed with

footpaths and bridleways. A short pathway, via Blunts Wood, gives pedestrian and cycling access into Haywards Heath where the mainline railway station offers fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). By road, access to major surrounding areas, Gatwick Airport and London can be gained via the A/M23 which lies approximately 3 miles to the west at either Bolney or Warninglid.





Overall house & plot...



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More details from Mansell McTaggart...

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