



Hayreed Lane, Wilmington

**Lewes
Estates**

Situated in a hugely peaceful and tranquil semi-rural location at the end of a no-through country lane on the rural outskirts of Wilmington, a historic village in the South Downs National Park famed for its ruined Benedictine Priory and the Long Man of Wilmington, a hill figure etched into the steep slopes of Windover Hill. Wilmington has a public house and tea room. Day to day amenities, including a range of supermarkets, are found at Polegate (three miles) and comprehensive shopping, cinema, leisure centre and restaurants at Eastbourne (seven miles) and Lewes (10 miles).

The vibrant county town of Lewes is to the west, and has a mainline train service to London (Victoria/London Bridge about 64 minutes). Alternatively, there is a mainline station at Polegate (with regular services to Eastbourne, Brighton and London) and also at Berwick, which is approximately 2.5 miles. The business and entertainment centre of Eastbourne is about 7 miles to the east.

The entrance to Abbot's Wood (360 hectares) is within half a mile of Hayreed House from a secluded lane and provides links to bridleways including the Cuckoo Trail, and hacking on all weather tracks through the woods.

Arlington Reservoir (49 hectares) can be reached from the bridleway leading from Hayreed Lane or by other access points around the village to a bridleway route along the edge of the reservoir.

The South Downs are about 2 miles from Hayreed and it takes between 20-30 minutes to hack to the foot of the Downs which involve crossing the A27 or alternatively there is a horsebox parking at various access points to the Downs and Friston Forest.

- Detached semi-rural spacious home
- Ideal for multi-generational use
- Approximately 2.7 acre plot backing onto countryside
- Gated driveway and ample off-road parking
- Grounds with landscaped gardens, paddocks and woodland
- Two ends to the property with living space and bedrooms in both
- Great studio / workshop space
- Very peaceful, quiet location with no road noise
- A real escape to the country
- Income potential as has been used to run a festival in the past www.pickhams.com



Conservatory
17'2 x 10'2

Entrance Hall to West Wing
15'9 x 13'3

WC

Sitting Room 1
25'3 x 16'1

Dining Room
19'2 x 15'5

Kitchen
16'10 x 11'3

Utility
12'2 x 4'11

Downstairs Bedroom
11'11 max x 16'8

Ensuite Bathroom & Shower

1st Floor Landing

Bedroom 1
17'7 x 17'4

Ensuite

Bedroom 2
17'4 x 14'1

Ensuite

Studio / Workshop / Garage
23'4 x 14

Studio / Garage / Workshop
23'4 x 13'9

Front Door East Wing

Kitchen 2
12'9 x 12'1

Sitting Room 2
15'5 x 12'10

Bedroom
11'3 x 9'11

Bedroom
9'11 x 7'11

Bathroom

Gated Driveway / Gardens



Nestled in the serene countryside of Hayreed Lane, Wilmington, this stunning detached house offers a tranquil retreat for those seeking a peaceful abode. Boasting an impressive 5 reception rooms and 5 bedrooms, this property is perfect for multi-generational family living, providing ample space for everyone to enjoy. With 4 bathrooms spread across the 4,031 sq ft of living space, convenience and comfort are at the forefront of this charming home. The property's unique location at the end of a no-through road ensures a quiet and peaceful environment, free from the hustle and bustle of road noise, allowing you to unwind and relax in blissful seclusion.

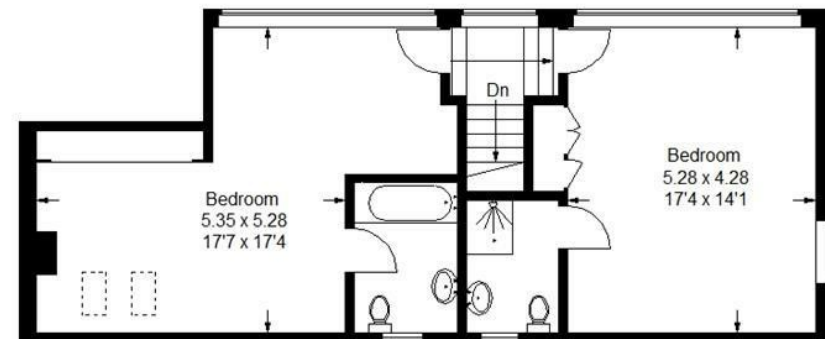
One of the standout features of this property, apart from the flexibility, is the beautiful gardens, approximately 2.7 acres, with some more formal, some more wild, with paddocks, small woodlands and lots a great places to sit and enjoy the tranquil location. There is ample off-road parking making hosting guests or accommodating a large family a breeze. Additionally, the income potential of this residence adds a layer of versatility, having previously been used to host music and arts festivals, opening up exciting possibilities for the creative homeowner.

The studio space that splits the two living areas is perfect for artists of all kinds and benefits from vaulted ceilings and lots of light, but it could just as easily make a fabulous workshop.

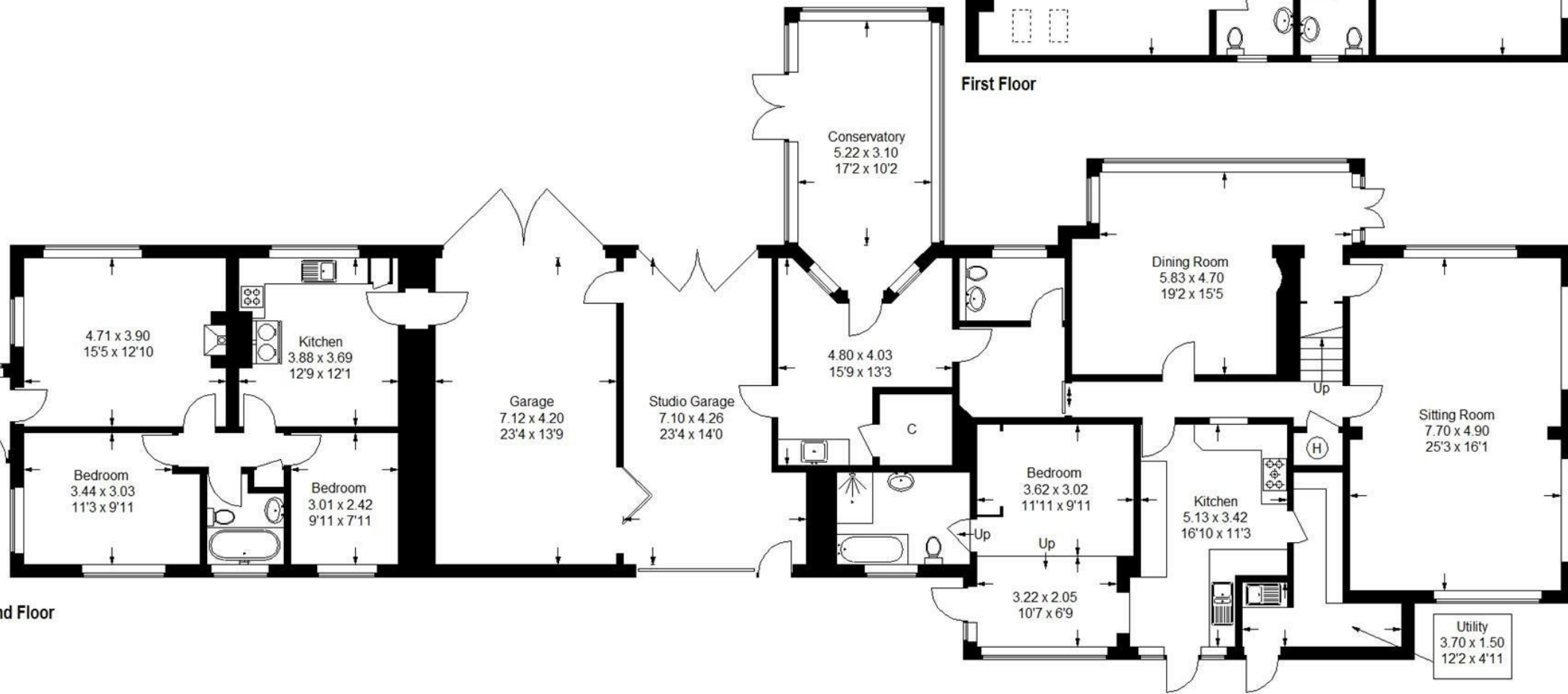
If you are looking for a spacious and versatile home in a picturesque countryside setting, this property on Hayreed Lane is a rare find that offers a harmonious blend of comfort, tranquillity, and potential.

Tenure: Freehold
EPC Rating: E
Council Tax Band: G





First Floor



Ground Floor

Approximate Gross Internal Area (Including Garage) = 374.5 sq m / 4031 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1082943)



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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.



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