



Byelaw Cottages, Spithurst Road, Barcombe

**Lewes
Estates**

A beautiful end of terrace family home situated on the peripheries of Barcombe village.

The house includes super-insulation throughout, triple glazing, solar electric and thermal water heating systems, underfloor heating on the ground floor, a wood pellet heating system and a rainwater harvesting system for flushing the toilets and running the washing machine.

The property has been extended to provide a large open-plan living area for modern family living, with generously sized rooms and a loft conversion. The light and airy property is beautifully presented throughout and features engineered oak flooring, generous mature permaculture garden, a smart car charge point on a private drive and far-reaching views to the rear.

- Beautiful end of terrace family home
- Extended for modern family life, with open plan kitchen, dining and living area
- Engineered oak flooring
- B energy efficiency rating
- Includes super insulation, triple glazing, solar electric and underfloor heating
- Rainwater harvesting system to run the washing machine and flush the toilets
- Mature permaculture garden, backing onto fields with woodland views
- Smart car charge point on private drive
- Shepherds Hut available for separate purchase



Ground Floor

Sitting Room

12'8" x 11'9"

Kitchen

22'2" x 12'7"

Family Room

19'6" x 16'4"

Bathroom

Boot Room

6'0" x 5'7"

Utility Room

9'10" x 6'0"

First Floor

Bedroom

11'9" x 8'5"

Bedroom

10'4" x 6'10"

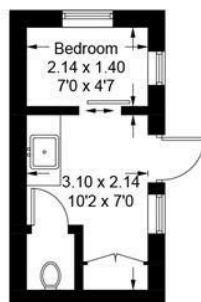
Bathroom

Second Floor

Bedroom

18'1" x 12'10"

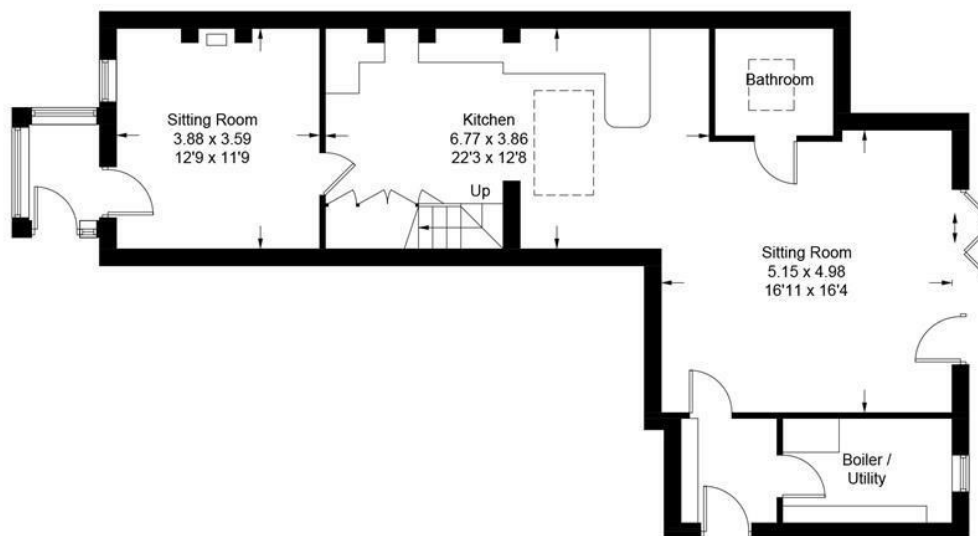




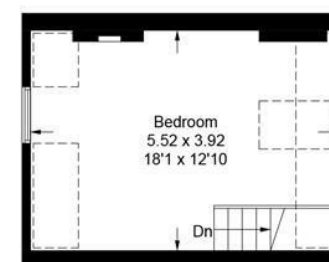
Shepherd's Hut
Available For Separate Purchase

(Not Shown In Actual Location / Orientation)

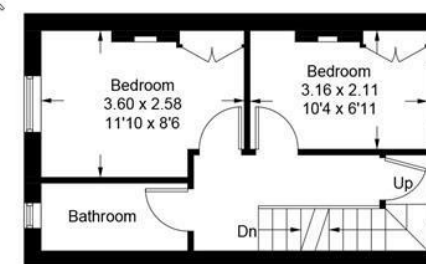
 = Reduced headroom below 1.5m / 5'0



Ground Floor



Second Floor



First Floor

Approximate Gross Internal Area = 128.95 sq m / 1388 sq ft
Shepherd's Hut - Available For Separate Purchase = 10.1 sq m / 109 sq ft

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1180697)

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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The front door opens into a Victorian style glass porch which leads into a sitting room with a wood-fired stove and built-in shelving units and cabinets. A panelled door leads to the open-plan kitchen, dining and living room. This space boasts a modern fitted kitchen comprising of a range of wall and base units with cupboards and drawers and a freestanding range cooker. The living area features double bi-fold doors opening up to the rear garden and enjoys stunning views over the garden and woodlands as far as the eye can see. Downstairs also benefits from a family bathroom and utility room.

On the first floor you will find 2 bedrooms and a modern family bathroom. One enjoys views of the front garden, the second bedroom enjoys views over the rear garden. Both bedrooms feature fireplaces and generous built-in wardrobes. The bathroom comprises a modern shower, WC and hand basin all with modern tiled surrounds.

On the second-floor a loft conversion gives you a master bedroom with an exposed beam ceiling and views over the gardens.

To the outside you find a wildlife front garden and beautiful rear garden with lawns, sitting areas, vegetable beds, shrubs and trees. The Shepherds Hut is also available for separate purchase.

draft





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