



Coldharbour Road, Upper Dicker

**Lewes
Estates**

- Detached 4-5 Bedroom Cottage
- Traditional Sussex Style, Internally Renovated
- Favourable Rural Location & Close to Amenities
- 1.4 Acre Garden
- Further 5 Acres of Land
- Potential for Tourism Development and/or Business - STPP
- Two Studios with Potential for further Conversion - STPP
- Decorative Garden Pond and Large Fishing 'Pond'



A detached Sussex style 4-5 bedroom cottage with a 1.4 acre garden and land of 5 further acres. The originally building is believed to be over 300 years old. This well located family home has been modernised to blend original features with modern convenience and style.

Set in beautiful rural surroundings with far reaching views to the South Downs National Park but offering amenities in the village of Upper Dicker which is just minutes away. Berwick train station is a short drive making the property ideally located for either a London or Brighton city commuter.

The country towns of Lewes, Uckfield and Hailsham, as well as the coastal town of Eastbourne, are all within convenient driving distance for shopping or leisure needs. There are an abundance of cultural and leisure opportunities within the area including the renowned Glyndebourne Opera House, Charleston Farmhouse and Arts Centre, Firle Place, Alfriston village, Michelham Priory, Herstmonceux Castle and Arlington Reservoir and Nature Reserve.

In addition to the main cottage residence, there are two further outbuilding. The garden studio is a multi space two storey building, and the fishing studio as well as a further studio/lodge. Given the separate access to the land from the main road and layout of the plot, the land and outbuildings offer further tourism or equine development opportunities subject to the relevant planning.





The cottage has been thoughtfully renovated to create family friendly living space and flexible accommodation to suit a variety of buyers.

Currently there is an open entrance hall with adjoining ground floor WC. which provides access to the renovated kitchen and the living space. The kitchen occupies two original rooms and offers views and access to the rear garden.

From the entrance hall, the dual aspect living/dining room has a cosy wood burning stove, double doors to the terrace, and stairs ascending to the first floor.

On the far side of the living room, you access the current master suite, offering a double bedroom, en-suite shower and adjoining dressing area. Double doors from the 'bedroom' take you to the paved terrace. Previously an annexe, this collection of rooms can provide many functions to new owners.

On the first floor you will find four bedrooms. Two larger double rooms to the front, and two smaller doubles rooms to the back. These smaller rooms are currently being used as a study/office and spacious dressing room. The family





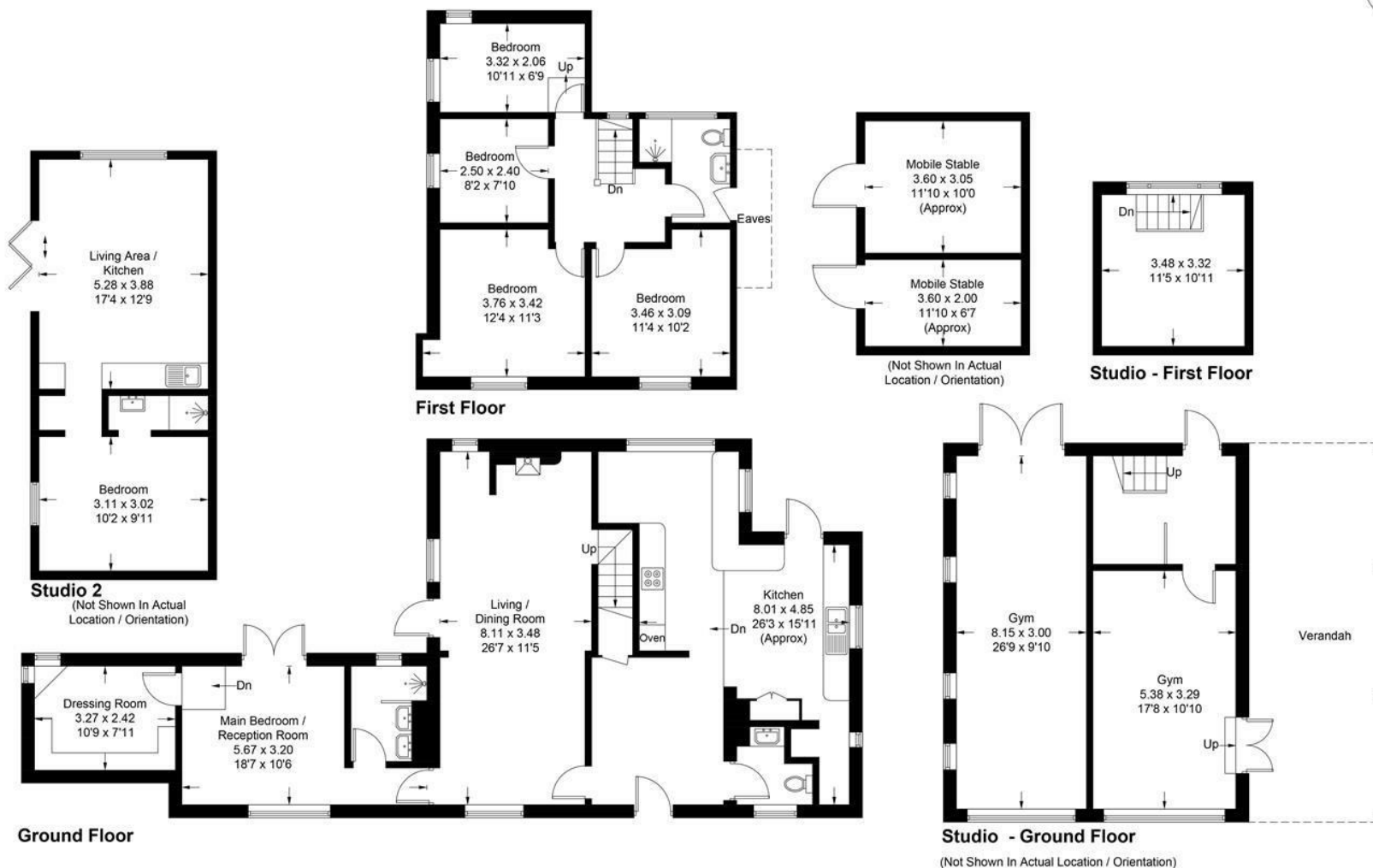
bathroom is also on this floor.

Outside the main residence there a large gravel driveway suitable for several vehicles. There is a mobile stable and tack room also available for separate purchase. The garden to the property includes a beautiful pond surrounded by mature trees, large two storey studio with covered veranda, and extensive fenced lawn. From the road, a private driveway takes you to the 'fishing pond' and with it's adjacent studio. A substantial area in a tranquil setting with multiple opportunities.

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

draft





Approximate Gross Internal Area = 146.9 sq m / 1581 sq ft

Outbuildings = 120.5 sq m / 1297 sq ft

Approximate Gross Internal Area = 267.4 sq m / 2878 sq ft

Illustration for identification purposes only, measurements are approximate,
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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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