



HOME + CASTLE
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VIEWING HIGHLY
RECOMMENDED

new
instruction



Wayfaring Down, Polegate, BN26 5QA

Freehold | House | 5 Bedrooms

Substantial CHAIN FREE detached home in a woodland setting of approximately 0.53 acre, within the South Downs National Park. This split level, individually designed 5 bedroom property, requires refurbishment but offers versatile accommodation with immense potential which will only be limited by a new owner's imagination.

In addition to the integral double garage, there is off-road parking for multiple vehicles and a particular feature of this home is the indoor swimming pool complex to the rear of the property.

Approached via a tree lined private lane, The Cranes sits in an elevated position and offers a high degree of seclusion. Surrounded by park-like grounds and in the middle of stunning countryside. This is a property not to be missed. Polegate station with services to London is less than 5 minutes away.

FOR SALE
FREEHOLD
£850,000

Outside Front

The Cranes is approached from a private lane, tree lined driveway up to house, front garden with large area of lawn, well established trees, hedging and borders, steps with stair lift to side and rear gardens, outer weather porch to main door, side gate.

Hallway - Level 1 9'9" x 8'4" (2.97m x 2.54m)

Door to integral garage, door to cloak room area, stairs to Level 2.

Integral Garage 18'11" x 15'11" (5.77m x 4.85m)

Electric up and over door, wall mounted gas boiler, window to rear of property, internal door to hallway.

Cloakroom Area 6'2" x 5'7" (1.88m x 1.70m)

Built-in double wardrobe. Door to

Cloak Room

WC, Basin. Opaque double glazed window to side of property door to

Additional Storage Area

For hats, coats and shoes, stairs to Level 2.

Level 2 Landing

Double glazed sliding door to patio and garden, stairs to Level 3.

Kitchen - "L Shaped" 15'3" max x 14'5" max (4.65m max x 4.39m max)

Spacious "L Shaped" kitchen area, plenty of cupboard space and worktops, plumbing for dishwasher, double glazed window to rear of property.

Utility Room 10'9" x 5'11" (3.28m x 1.80m)

Sink, plumbing for washing machine, cupboards and door leading to swimming pool complex.

Swimming Pool 30'1" x 20'1" (9.17m x 6.12m)

Accessed from utility room, french doors to patio area at rear of property.

Shower Room 8'7" x 7'7" (2.62m x 2.31m)

Next to the pool, with shower, WC and basin.

Pump House 7'7" x 3'11" (2.31m x 1.19m)

Operating equipment for swimming pool.

Dining Room 15'9" x 11'7" (4.80m x 3.53m)

Glazed double door, double glazed window to front of property.

Bedroom 5 15'0" x 9'11" (4.57m x 3.02m)

Dual aspect, double glazed window to front of property, double glazed window to rear of property.

Level 3 Landing

Double glazed window to rear of property, stairs to Level 4.

Living Room 24'5" x 19'0" (7.44m x 5.79m)

Feature brick-built inglenook fireplace, open fire with canopy, triple aspect, double glazed windows x 2 to front of property, double glazed window to side of property, double glazed window to rear of property.

Level 4 Landing

Double glazed window to rear of property, stairs to Level 5

Bedroom 2 15'2" x 14'11" (4.62m x 4.55m)

Sink with vanity unit, built-in wardrobes, dual aspect, double glazed window to rear of property, double glazed window to side of property.

Bedroom 3 14'10" x 9'11" (4.52m x 3.02m)

Triple aspect, double glazed window to front of property, double glazed window to rear of property, double glazed window to side of property.

Bedroom 4 11'7" x 8'11" (3.53m x 2.72m)

Double glazed window to front of property.

Bathroom 11'7" x 6'5" (3.53m x 1.96m)

Bath, WC, basin, bidet, opaque glazed window to front of property.

Level 5 Landing

Double glazed window to front of property, stairs to loft access.

Bedroom 1 with Ensuite 19'7" max x 15'2" max (5.97m max x 4.62m max)

Built-in wardrobes x 2, double glazed window to front of property, double glazed window to side of property.

Dressing Area 8'11" x 8'6" (2.72m x 2.59m)

Built-in wardrobe, double glazed window to front of property.

Ensuite Bathroom 10'7" x 8'6" (3.23m x 2.59m)

Bath, shower cubicle, WC, basin, bidet, opaque double glazed window to side of property.

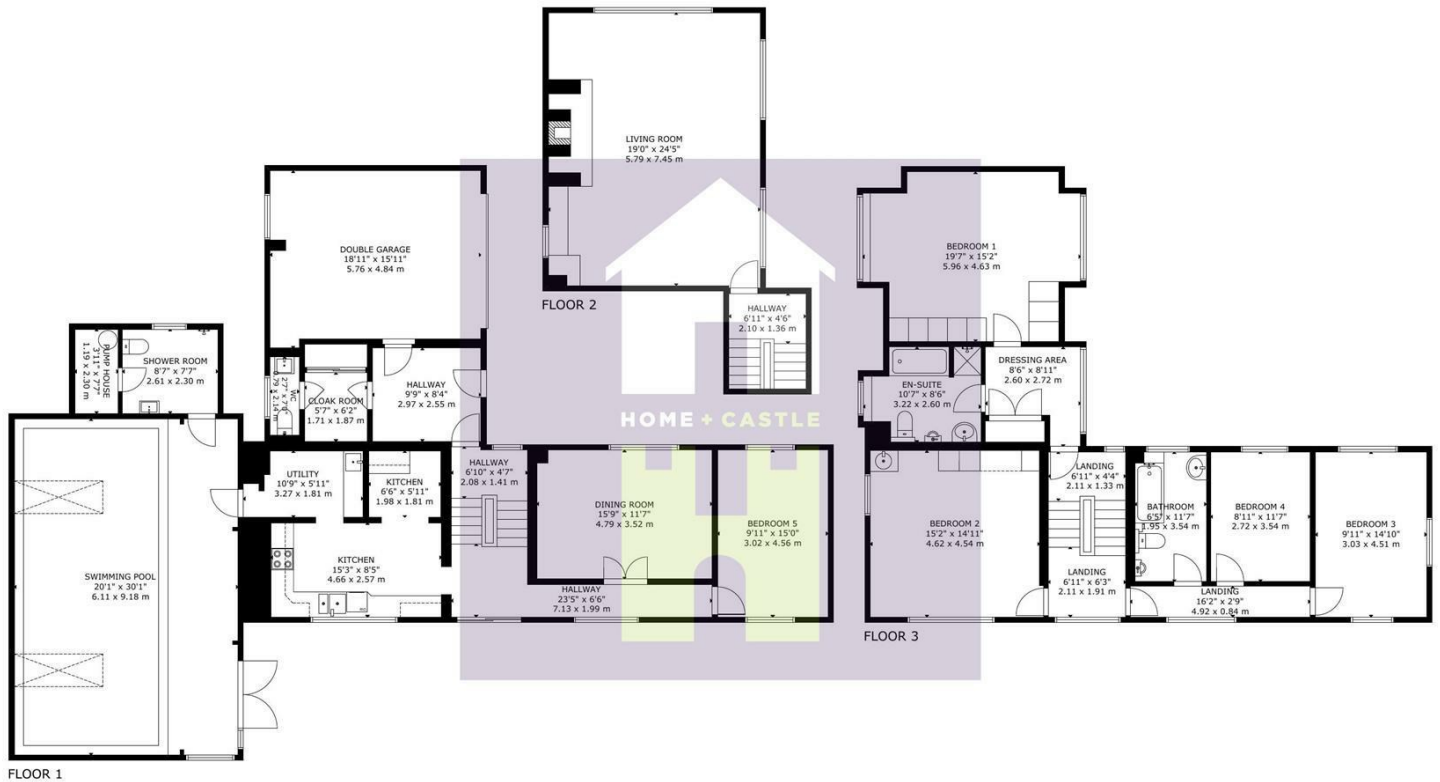
Access to Loft Space

Loft space offering additional storage.

Outside Rear

Large area of lawn, mature hedges and borders, established trees, large patio area, small pond, access to indoor swimming pool, garden shed for storage, steps at the back of the garden leading to an elevated section of garden, high above the rooftop of the house with outstanding views from this vantage point.

Floor Plan

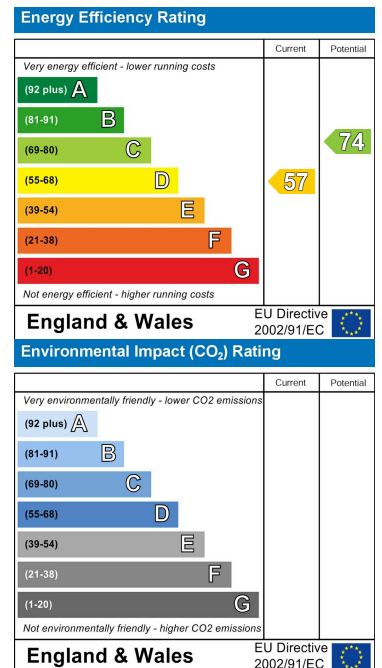


GROSS INTERNAL AREA
 TOTAL: 314 m²/3,380 sq.ft.
 FLOOR 1: 155 m²/1,671 sq.ft. FLOOR 2: 49 m²/525 sq.ft. FLOOR 3: 110 m²/1,184 sq.ft.
 EXCLUDED AREA: DOUBLE GARAGE: 27 m²/288 sq.ft.
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map



Energy Efficiency Graph



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