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Peter Oliver



Cackle Street, Nutley, TN22 3DU

- Beautiful Detached Cottage
- 4 Bedrooms, 2 Bathrooms
- Stunning Plot Of Approx. 1 Acre
- Idyllic Location Adjoining Forest
- Gated Drive, 2 Double Garages
- Lounge, Dining Room, Kitchen



EPC RATING

Current:
38 | F

Potential:
79 | C

Guide Price:
£800,000 - £825,000



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Nestled in an idyllic rural setting beside the Ashdown Forest, this beautiful four-bedroom detached stone cottage offers a rare opportunity to acquire a characterful home on a stunning plot of approximately one acre. Boasting breathtaking views, a tranquil duck pond, and a variety of useful outbuildings, this property is brimming with potential and perfectly suited for family living or as a peaceful country retreat. The accommodation, which requires modernisation, is generously proportioned and full of charm. A welcoming entrance hall with a cloakroom leads into a formal dining room with feature fireplace, a spacious kitchen/breakfast room, and a large triple-aspect lounge complete with fireplace and access to a balcony overlooking the gardens. Upstairs, the principal bedroom benefits from an en-suite shower room and its own private balcony with garden views. Three further well-sized bedrooms are served by a family bathroom and an additional separate WC. Outside, the grounds are a true highlight. The expansive gardens are mainly laid to lawn and include a picturesque duck pond with a decked seating area, perfect for relaxing and entertaining. A variety of outbuildings including greenhouses, a workshop, and a garden store provide excellent storage or hobby space. Two gated driveways lead to two double garages, one of which includes a room above offering superb potential for a home office or studio. A rare gem in a highly sought-after location, this delightful cottage offers endless potential and is a must-see for those seeking space, privacy, and a connection to nature.

Uckfield: 01825 703000
Crowborough: 01892 489000
Lettings: 01825 701030
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 The Property
Ombudsman

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LETTINGS





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Approximate Gross Internal Area = 163.1 sq m / 1755 sq ft

Outbuilding = 112.3 sq m / 1209 sq ft

Total = 275.4 sq m / 2964 sq ft

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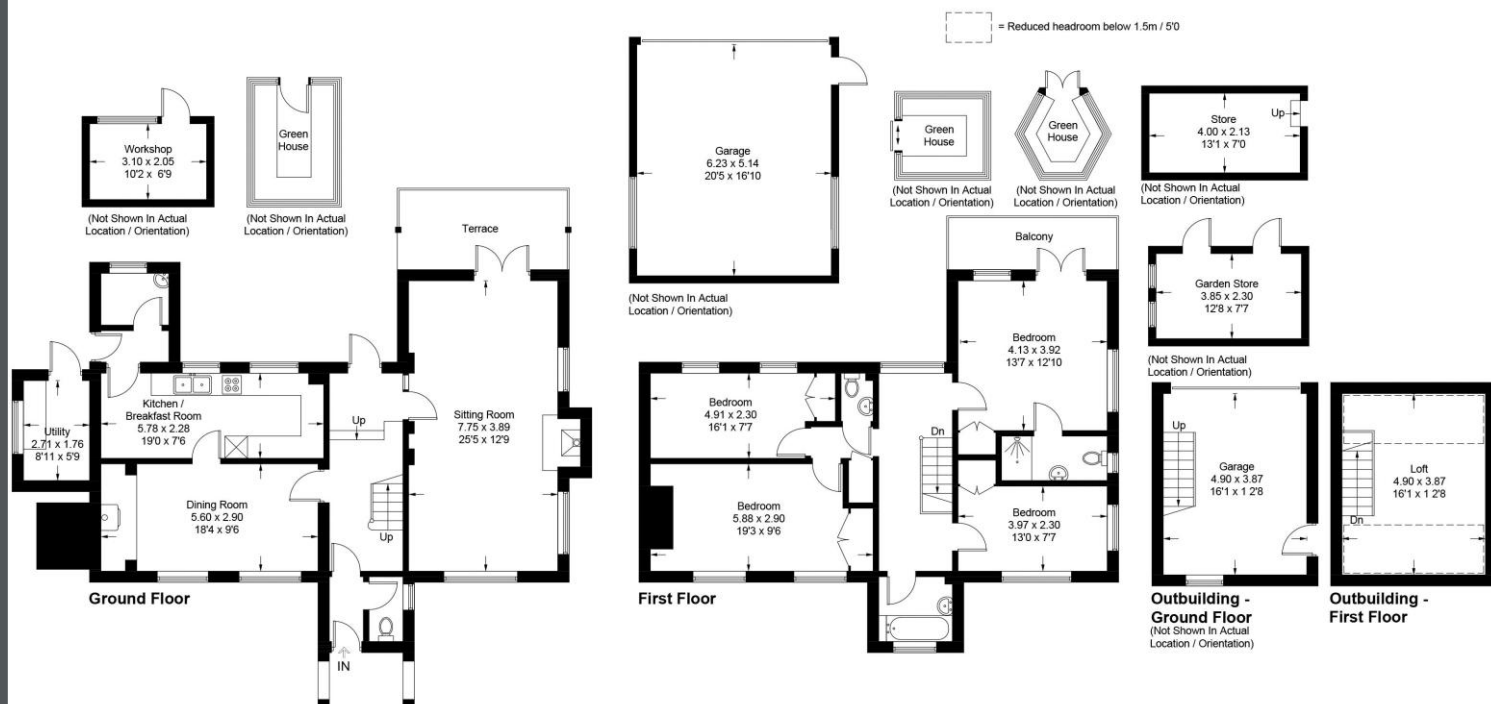


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



TENURE: FREEHOLD

COUNCIL TAX BAND: G

MAINTENANCE/SERVICE CHARGE: N/A

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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.