Pyecombe Street, Pyecombe, BN45 7EE

OIEO £1,000,000

# hamlyn smith.

6 Bedrooms

2 Receptions

2 Bathrooms

Nestled within the South Downs National Park, this detached four-bedroom family home sits within a seven acres plot of mature gardens and equestrian land / facility.

- Detached 4 Bedroom Family Home
- Set Within 7 Acres of South Downs National Park
- Equestrian Facility With Stables
- Separate 2 Bedroom Log Cabin Used as Ancillary Living Space With Deck & Private Garden

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Nestled within the South Downs National Park, this detached four-bedroom family home dates back to the 1920s and is set within 7 acres of mature gardens and equestrian land. Known as Seven Acres, this property has been cherished by three generations of the same family since the late 1940s/early 1950s. The house offers light and spacious accommodation across two floors, with flat roof additions from the 1950s/1960s.

A standout feature of this home is the stunning South-West facing views from the garden and the first floor, offering a superb outlook towards the Downs and Chanctonbury Ring. The property also boasts beautiful views to the East over the neighboring village and other parts of the South Downs.

The 7-acre estate includes equestrian land and attractive gardens, complete with outside stores, garages, and a private driveway. Additionally, there is a modern timber log cabin that provides comfortable two-bedroom ancillary living space, featuring a deck and a private garden area.

The property benefits from garages located at the edge of its private driveway, which offers ample parking and turning space. This charming estate, extending over approximately 7 acres, combines a prime location, breathtaking views, and versatile living spaces

## Pyecombe Street, BN45

Approximate Gross Internal Area = 142 sq m / 1528 sq ft
Outbuildings = 38.1 sq m / 410 sq ft
(including Utility & Store)
Total = 180.1 sq m / 1938 sq ft



**Ground Floor**

**First Floor**