



Step into the enchanting world of this characterful two bedroom Detached Cottage in the heart of Hellingly village. With its two cosy wood burners and spacious interior, this Grade II listed property exudes charm and warmth. Nestled on a secluded 0.5 acre plot with park-like gardens, this home offers the perfect retreat for those seeking village life with a touch of rural tranquility. The double garage, plus car port and private driveway provide ample space for your vehicles, while the peaceful surroundings invite you to unwind and enjoy the serenity of the Sussex countryside. Just a stone's throw away from picturesque villages and beautiful countryside, Hellingly village offers a truly idyllic setting for those looking to escape the hustle and bustle of town life. With easy access to nearby attractions and amenities, this location truly offers a wonderful blend of peace and convenience. This charming property boasts two reception rooms plus conservatory, and two bedrooms and a beautifully appointed ground floor shower room, all in excellent condition. The current owner has had plans drawn up, not approved, for an additional en-suite to one bedroom and ground floor kitchen/diner. Ideal for those looking for a character home with modern comforts, this cottage is a true hidden gem waiting to be discovered so don't miss out on the opportunity to make this your dream home. Contact us today to arrange a viewing and immerse yourself in the rich history and beauty of Hellingly village.

Guide Price £775,000-£825,000

Tenure Freehold | Council Tax Band- D



Vicarage Cottage, Vicarage Lane, Hellingly, Hailsham, BN27 4HB



Kitchen - 3.94m x 2.57m (12'11" x 8'5")- Window to rear and wooden barn style door to rear. French doors leading to conservatory. Oak flooring. Fully fitted with a range of modern shaker style wall and base units with space and plumbing for fridge/freezer and slimline dishwasher. Space for range style cooker. Work surfaces comprising of granite and wood with inset Butler sink.

Conservatory - 3.76m x 2.92m (12'4" x 9'7")- UPVc conservatory. Tiled quarry flooring.

Dining Room - 3.28m x 3.28m (10'9" x 10'9")- Wooden door to front. Double aspect room with hardwood sash windows with secondary glazing to front leded light window to side. Feature open Inglenook fireplace with fitted wood burner. Oak flooring, wall lights and radiator. Door leading to stairs to first floor.

Lounge - 4.5m x 3.3m (14'9" x 10'10")- Double aspect room with hardwood sash windows with secondary glazing to front and leded light window to side. Open fireplace with fitted wood burner. Carpeted. Wall lights and radiator. Understairs cupboard.

Inner Hallway- Carpeted.

Study/Bedroom Three - 2.46m x 2.16m (8'1" x 7'1")- Sash window with secondary glazing to side. Wooden flooring. Radiator.

Shower Room- Two opaque windows to rear. Tiled flooring. Chrome towel rail and radiator. Suite comprising of refitted shower cubicle with acrylic boarding enclosure, wash hand basin with tiled splashback and W.C.

First Floor Landing- Stairs leading to first floor with panelling along the staircase. Window to front. Radiator.

Bedroom One - 4.01m x 3.58m (13'2" x 11'9")- Double aspect room with sash windows with secondary glazing to rear and side. Exposed beams. Open fireplace. Wooden flooring.

Bedroom Two - 3.43m x 2.49m (11'3" x 8'2")- Double aspect room with sash windows with secondary glazing to front and side. Built in cupboard. Radiator. Wooden flooring.

Utility Room - 3.76m x 2.92m (12'4" x 9'7")- Double aspect room with windows to front and side. Stone flooring. Radiator. Oil fired boiler. Fitted with a range of shaker style base units with space and plumbing for washing machine and tumble dryer. Work surfaces with inset butler style sink.

Gardens- Arranged to wrap around the cottages, enclosed by hedges with gated access to the driveway car port and garaging. An abundance of mature trees, Oak and fruit, with planted borders and stone paved patios. Vegetable and fruit growing patches.

Brick shed and wood store.

Double Garage - 5.96m x 4.98m (19'6" x 16'4")- Double wooden doors to front. Power and light.

Car Port - 2.96m x 5.04m (16'6" x 9'8")

Utilities

This property has the following utilities:

Water Mains

Drainage Septic Tank

Gas Mains

Electricity Mains

Primary Heating Oil heating system

Solar Power None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



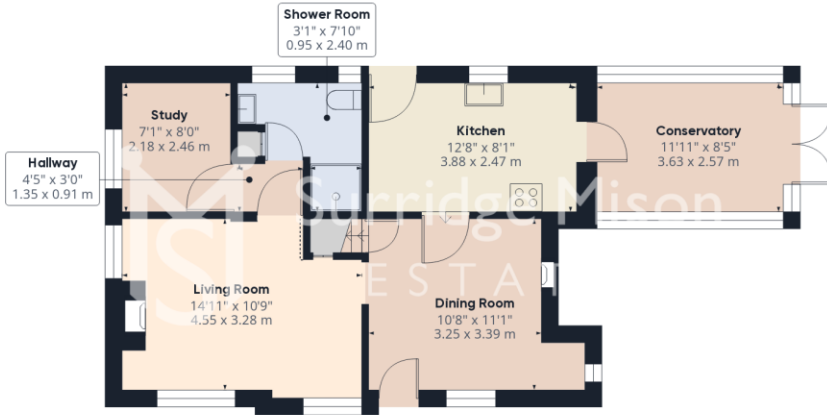
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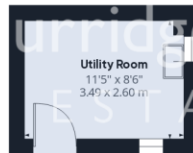
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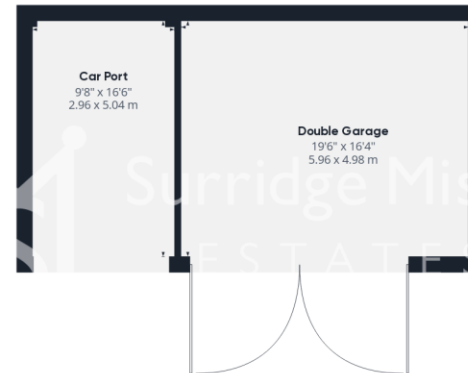
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾

1493.81 ft²
138.78 m²

Reduced headroom

26.05 ft²
0.22 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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