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Taylor Engley



Little Cinderford Cinderford Lane, Hellingly, East Sussex, BN27 4HL

Offers In Excess Of £735,000 Freehold

Nestled in the picturesque countryside of Hellingly, this charming detached bungalow offers a serene retreat with a stunning rural backdrop. Set on a generous plot of just over half an acre, the expansive outdoor space provides ample opportunity for gardening, recreation, or simply enjoying the tranquil surroundings. The property also features a delightful two-bedroom converted stable annexe, which can serve as guest accommodation, a home office, or a creative studio, adding versatility to this already appealing home. With planning permission already in place for an extension, the potential for further development is significant. The property comes with two well maintained stables and the option to purchase paddocks of approximately 3.3 acres under separate negotiation. This bungalow is not just a home; it is a lifestyle choice, offering the perfect blend of comfort, space, and the beauty of rural living, this residence is a must-see. EPC = E



*** ENTRANCE HALL * SPACIOUS SITTING ROOM * OPEN PLAN KITCHEN/DINING ROOM * BOOT ROOM * MASTER BEDROOM WITH DRESSING ROOM AND EN-SUITE SHOWER ROOM * TWO FURTHER BEDROOMS * FAMILY BATHROOM * DETACHED TWO BEDROOM CONVERTED STABLE ANNEXE * TWO STABLES * LARGE GARDEN * SPACIOUS DRIVEWAY WITH OFF ROAD PARKING FOR NUMEROUS VEHICLES * CAR PORT ***

A new cesspit was fitted in 2025 and the electrics have also been updated this year.

Oil fired central heating.

There is planning permission in place to add two further bedrooms in the roof space and to extend to the ground floor (WD/2024/1140/F).



FRONT DOOR TO:

ENTRANCE HALL

Oak flooring, hatch to loft space with fitted ladder and being part boarded, radiator, airing cupboard.

DINING AREA

14'7" x 9'9" (4.45m x 2.97m)

Fitted with a range of built-in cupboards, space and plumbing for washing machine and tumble dryer, double glazed French door to the garden.

KITCHEN AREA

13'2" x 11'11" (4.01m x 3.63m)

Fitted with a range of built-in cupboards and drawers, space for dishwasher, wooden work surfaces, ceramic sink, oil fired Aga (for central heating and hot water as well as cooking, there is also an immersion heater to heat the hot water), fridge freezer, built-in electric oven and hob, double glazed window overlooking the rear garden.

SITTING ROOM

24'9" x 13'11" (7.54m x 4.24m)

Triple aspect room, with double glazed windows enjoying outlook to front, side and rear, French doors to side, impressive large wood burner, two radiators.

BOOT ROOM

8'10" x 6'2" max (2.69m x 1.88m max)

Double glazed windows to side and rear, door to garden.

MASTER BEDROOM

15'1" x 10'3" (4.60m x 3.12m)

Double glazed windows enjoying countryside views to front, radiator, French doors to rear garden.

DRESSING ROOM

10' x 7'11" (3.05m x 2.41m)

Double glazed windows enjoying countryside views to front, built-in hanging and shelf space.

EN-SUITE SHOEWR ROOM

Modern shower room enjoying a large shower cubicle, low level WC, washbasin, heated towel rails, double glazed window to side.

BEDROOM TWO

13'5" x 12'6" (4.09m x 3.81m)

Double glazed window enjoying countryside views to front, radiator, two wall lights.

BEDROOM THREE

11'11" x 8'9" max (3.63m x 2.67m max)

Double glazed window with outlook to side, radiator.

FAMILY BATHROOM

Impressive bathroom with slipper bath, shower area with screen, low level WC, washbasin, tiled walls and floor, double glazed window to side.

DETACHED CONVERTED STABLE ANNEXE



OPEN PLAN SITTING ROOM/KITCHEN

17'6" x 11'5" (5.33m x 3.48m)

The kitchen area is fitted with a range of cupboards and drawers, built-in oven, under counter fridge freezer, ceramic sink, wooden work surfaces. Doors opening in to the garden.

BEDROOM ONE/STUDIO ROOM

11'7" x 11'5" (3.53m x 3.48m)

Door to garden, door to:

JACK & JILL SHOWER ROOM

Large shower cubicle, low level WC, washbasin.

BEDROOM TWO

11'5" x 7'9" (3.48m x 2.36m)

Door to front, built-in wardrobe cupboard, door to Jack & Jill shower room.

STABLES

Two stables with power and light.

DRIVEWAY & PARKING

Spacious driveway with off road parking for numerous vehicles. Car port.

GARDENS

Gardens wrap around the bungalow and offer a large lawn with a vegetable garden area with greenhouse, pretty courtyard area, timber shed, numerous shrubs and trees.

PADDOCKS

There are paddocks of approximately 3.3 acres that are located within walking distance of the property that are available for an additional £150,000 STC, if required. The vendors would be happy to arrange for the stables to be moved on to the paddock if preferred.

COUNCIL TAX BAND

This property is currently rated by Wealden District Council at Band F.

BROADBAND AND MOBILE PHONE CHECKER

For broadband and mobile phone information, please see the following website: www.checker.ofcom.org.uk

FOR CLARIFICATION:-

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING INFORMATION

To view a property please contact TAYLOR ENGLELY for an appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm.



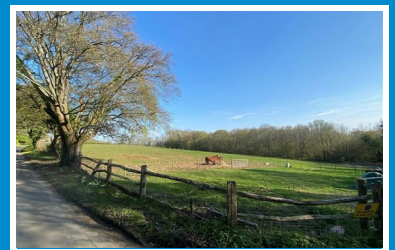
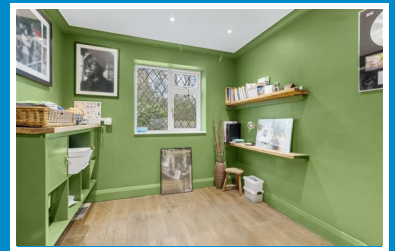






FLOOR 1

GROSS INTERNAL AREA
TOTAL: 132 m²/1,425 sq ft
FLOOR 1: 132 m²/1,425 sq ft
EXCLUDED AREAS: ANNEX: 44 m²/475 sq ft, STABLE/STORAGE: 24 m²/261 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	40	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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England & Wales		
EU Directive 2002/91/EC		

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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