



£900,000 - £950,000 guide price

Coopers, Church Lane, Laughton, East Sussex, BN8 6AH

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Overview...

A beautiful home of charm and character. The property is believed to have origins dating to the circa of 1550 and rumoured to have been a Wealden Hall. The Grade II listed home is well located within the village of Laughton.

The detached home is presented as a 3 Double Bedroom home with an abundance of character features such as Inglenook Fireplaces, Exposed Beams and brick laid floors.

There is a generously sized Sitting Room with Inglenook Fireplace with wood burning stove, a Further Reception Room, also with wood burning stove and an impressive bespoke fitted Kitchen Dining Room with Inglenook Fireplace and brick laid floor.

Outside there are approximately 2.5 acres of garden, paddock and orchard. There is a barn type outbuilding providing useful storage and potential for further development stpp.



The property...

Approach – Brick laid path leads from driveway passing an outbuilding and leading to front door.

Entrance Porch – Painted doors to principal rooms.

Sitting Room – Leaded light window enjoying views over the front garden. Gorgeous inglenook fireplace with exposed bressummer beam, exposed brick and wood burning stove inset. The room features exposed beams and a door opens to;

Kitchen / Dining Room – Bespoke fitted kitchen finished in a pale blue and comprising of a range of wall and base units with cupboards and drawers. The kitchen features block-wood worksurfaces and a beautiful, reclaimed brick laid floor. There is a stunning inglenook fireplace with exposed bressummer beam and de-commissioned AGA. The kitchen enjoys views over the garden and a door provides access outside. Doors to Utility Room and Door to further Reception Room

Utility Room – Space and plumbing for appliances. Fitted larder cupboards. Door to;

Ground Floor Shower Room – White suite comprising of a Shower enclosure with glass screen door. Wc and wash hand basin. Quarry tiled floor and simple white tiled walls at half level. Window to rear and vaulted ceiling.

Further Reception Room – Exposed timbers to the ceiling and a beautiful fireplace with exposed brick, exposed bressummer beam and wood burning stove inset. The room features a gorgeous brick floor and stairs rise to the first floor.





Property...

First Floor Landing – Painted doors with latches to principal rooms.

Bathroom – Bathroom suite comprising of a bath with hand held shower attachment. Wc and wash hand basin. Simple white tiled surrounds. Exposed beams to the ceiling and window to rear.

Bedroom 1 – An extremely generous double bedroom with dual aspect affording views over the gardens and grounds.

Bedroom 2 – Another generously sized bedroom with dual aspect and views over the front and side gardens and local countryside beyond. Opening to Dressing Area or Study Area with views to the front.

Bedroom 3 – A third double bedroom with exposed beams to the ceiling and far reaching views over the rear garden and grounds.



Outside and Location...



Driveway – Gravel laid driveway with turning circle.

Grounds – The property boasts approximately 2.5 acres of garden, meadow and orchard. The grounds wrap around the property to all sides and provide opportunities to create paddocks, wildflower meadows or a more formal garden. Numerous mature trees offer interest and screening. The grounds feel particularly private and are over relatively level ground.

Laughton is a popular and picturesque village just 6.5 miles to the East of Lewes. The village benefits from a primary school, a community owned village shop and post office, a popular public house offering dining. A regular and late running bus service offers routes to Lewes, Eastbourne and Brighton and train services are available at Berwick, Uckfield and Lewes. Many scenic walks are also within striking distance of the property with access to the local countryside and woodland.

The nearby village of Ringmer is just 3.5 miles away and offers a parade of shops and eateries, there is also a secondary school at Ringmer and many sports clubs including, football, cricket, stoolball and bowls.

The property is well located for Lewes Old Grammar School and Bedes.

Mainline Railway Stations can be found at Lewes and Berwick.

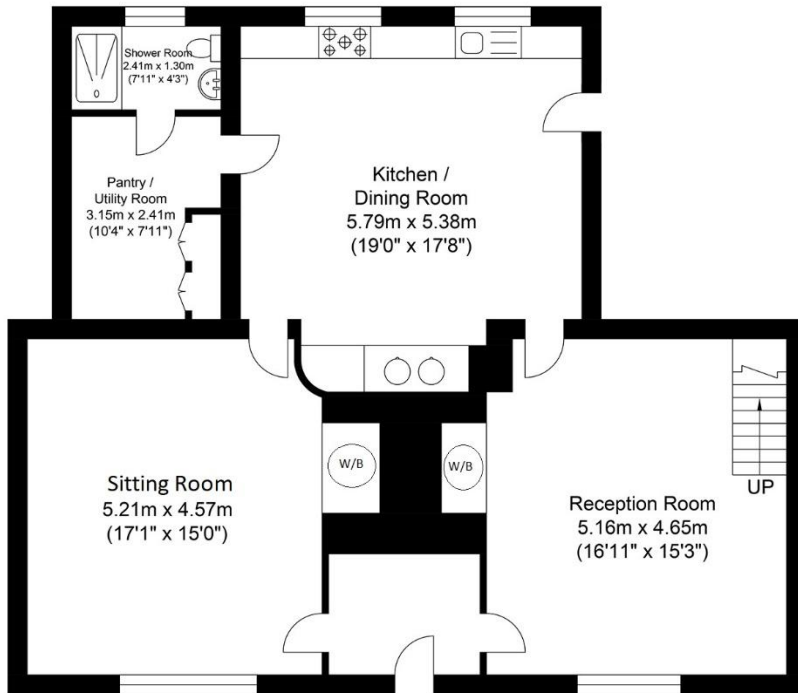
Tenure - Freehold

LPG Central Heating

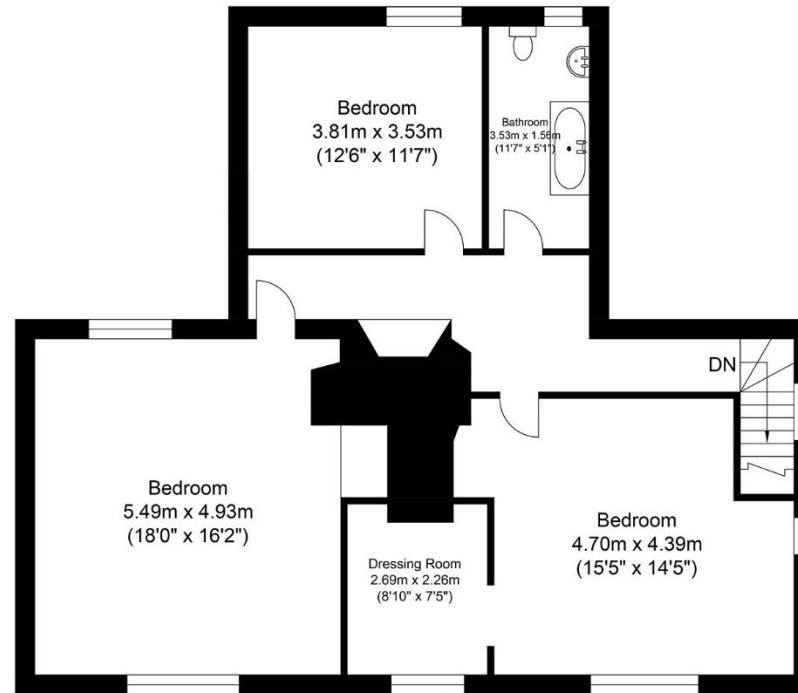
EPC Rating - Grade II Listed

Council Tax Band - G

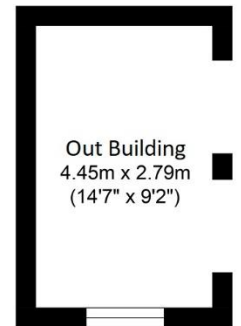




Ground Floor
Approximate Floor Area
1072.40 sq ft
(99.63 sq m)



First Floor
Approximate Floor Area
1010.40 sq ft
(93.87 sq m)



Approximate Floor Area
129.27 sq ft
(12.01 sq m)



Approximate Gross Internal Area (Excluding Lean To) = 193.50 sq m / 2082.81 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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