



£450,000 - £500,000 guide price

42 Dallas Lane, Barcombe, East Sussex, BN8 5DZ

**MANSELL
McTAGGART**
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Overview...

A rare opportunity to purchase an attractive 3 storey farm workers cottage, believed to have been built Circa 1927.

This deceptively spacious property is situated in an outstanding rural location, surrounded by open countryside yet within easy reach of Barcombe Village and the Anchor Inn & Boating on the banks of the river Ouse.

Arranged over three floors, you approach the property via a quiet country lane and access via a stable door into the entrance porch, this opens into the living room which has a window to the front overlooking the front garden. The kitchen is situated to the rear and opens into a lean-to which overlooks the rear garden and open fields beyond.

On the first floor is the principle bedroom with views to the front and a fitted bathroom while the top floor offers two good size rooms, both with outstanding views over open countryside.

VIEWING RECOMMENDED



The property...

Accommodation

Entrance Porch- Solid wood stable door, glass paneled door to-

Lounge/Dining Room- A generous size room with attractive front aspect windows overlooking the front garden, wood burning stove with tiled hearth, recesses with built-in shelving, door to-

Kitchen- Range of built-in cupboards with fitted worktops over, single bowl single drainer stainless steel sink with adjacent mixer tap, space for freestanding cooker, understairs cupboard/larder, access to first floor, rear aspect window and glass paneled door to-

Sun Room/Conservatory- Range of windows overlooking the rear garden with part glazed door access, built-in cupboards.

First Floor Landing- Rear aspect window offering views over open countryside, stairs to the top floor.

Bedroom- A particularly generous double room with a good size front aspect window offering views over open countryside, good size recess currently used as a study area.

Bathroom- Fitted white suite comprising wood panel enclosed bath with shower over and tiled surround, pedestal wash hand basin, low level w.c., airing cupboard, rear aspect window offering views over open countryside.

Second Floor Landing-

Bedroom- A good size double room with rear aspect dormer window offering views over open countryside, cast iron inset fireplace.





Property and Outside...

Bedroom- A good size double room with front aspect dormer window offering views over open countryside, hatch to loft space.

OUTSIDE

Front Garden- Mainly laid to lawn with stocked border and hedge border, gated access and path to front door.

Rear Garden- Mainly laid to lawn with area of paved patio, hedge borders with gated access direct onto open fields.





Location...

Dallas Lane is located off of Boast Lane in an idyllic rural setting, amongst unspoilt countryside yet within easy reach of Barcombe Village and the Anchor Inn & Boats on the banks of the river Ouse.

Barcombe Village offers an array of amenities including a community owned village shop, popular primary school, a modern village hall, a business hub which provides meeting rooms for hire and 2 public houses one of which offers the opportunity to hire rowing boats along the River Ouse. Barcombe also boasts a sports and recreation ground and allotments. Scenic walks are aplenty with public footpaths through ancient woodland, countryside with magnificent views and river walks at nearby Barcombe Mills.

A Mainline Railway Station can be found at nearby Cooksbridge which offers direct services to Lewes and London. The station is approximately 3.5 miles from the property.

A mini bus service is available for children attending nearby Chailey secondary school.

Tenure – Freehold

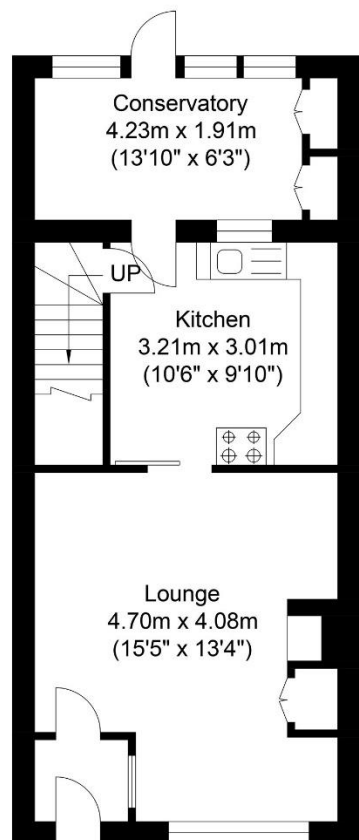
Oil Fired Central Heating & Log Burner

EPC Rating – E

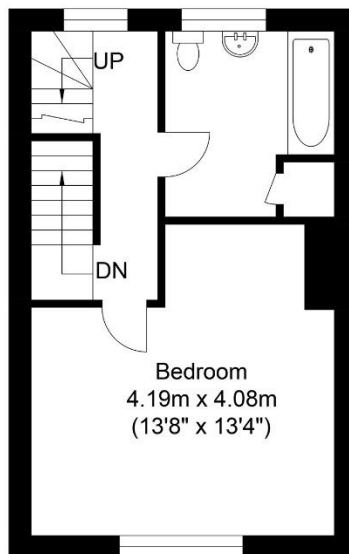
Council Tax Band – E



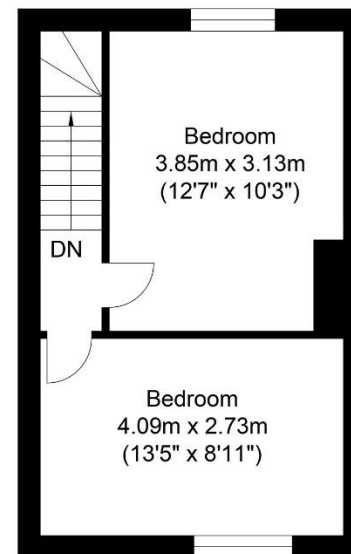
**For further enquiries or to arrange a viewing,
please contact the office on 01273 407929**



Ground Floor
Approximate Floor Area
439.59 sq ft
(40.84 sq m)



First Floor
Approximate Floor Area
298.26 sq ft
(27.71 sq m)



Second Floor
Approximate Floor Area
298.26 sq ft
(27.71 sq m)



Approximate Gross Internal Area = 96.26 sq m / 1036.13 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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