



£2,250,000 freehold

Little Manor, Ringmer, East Sussex, BN8 5ET

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Overview...

A fantastic opportunity to purchase this exceptional residence located in the popular and sizable village of Ringmer, situated just 2 miles outside the historic country town of Lewes.

The Grade II* property can date its origins to the circa of the mid 18th century with later additions and links to nearby Glyndebourne.

The 6 Bedroom home sits well within generous grounds which back onto open countryside. There are numerous outbuildings including a two storey Studio Annexe, an Open sided Barn, Double Garage, Workshop and Store and a delightful Garden Room.

Inside, the property is full of charm and character noting vaulted ceilings, charming fireplaces including an impressive inglenook fireplace, and sash windows.

The accommodation offers a generously sized Sitting Room, Kitchen/Breakfast Room, Dining Room, Study/Family Room, Family Bathroom and 6 Bedrooms, the principal of which having a Dressing Room and EnSuite.

Viewings Highly Recommended.



The property...

ENTRANCE HALL- Exposed timbers and wood panelled wall. Staircase to first floor. Panelled doors to principal rooms. There is a beautiful parquet floor which leads into tiled floor where a door provides side access.

SITTING ROOM- Measuring a generous 19'4 x 18'11 the dual aspect room is flooded with natural light with windows to the South and West elevations enjoying views over the garden. The room features exposed painted timbers a feature fireplace with open grate. Attached to the Sitting Room is a wonderful Garden Room which features floor to ceiling windows to three sides and doors which open to the garden.

STUDY/FAMILY ROOM- Windows to the south enjoying views over the garden. the room features exposed timbers and exposed wood floors.

KITCHEN BREAKFAST ROOM- Bespoke fitted kitchen comprising of a range of cupboards and drawers, the kitchen features a natural stone floor which is complimented by white granite worksurfaces. A range oven has been placed in the former fireplace which still features an ornate carved bressummer beam. Two sash windows provide views over the front garden.

DINING ROOM- A magnificent formal dining room with wood panelled walls believed to originate from nearby Glyndebourne. The room features a gorgeous parquet floor and Inglenook Fireplace with exposed brick and bressummer beam. A pair of sash windows enjoy views to the East.

BOOT ROOM/PLANT ROOM- A useful mud room with door to the courtyard.

UTILITY/CLOAKROOM- Suite comprising of wc and wash hand basin. Space for appliances and fitted cupboards. Exposed teams and quarry tiled floor.

FIRST FLOOR LANDING - Fitted cupboards, doors to principal rooms and stairs continue to second floor.



The property...

PRINCIPAL BEDROOM SUITE- A generously sized double bedroom with vaulted ceiling and exposed painted timbers. The dual aspect bedroom enjoys elevated views over the garden and onto the South Downs National Park and benefits from fitted wardrobes

DRESSING ROOM- Fitted wardrobes and roof window.

EN-SUITE BATHROOM- Suite comprising of a bath with shower attachment. Wc and wash hand basin. Bespoke cabinetry and roof window. Exposed painted timbers.

BEDROOM 2- A magnificent room with a vaulted ceiling reaching a height over 15ft with exposed timbers. The room boasts an ornate fireplace and benefits from dual aspect natural light.

BEDROOM 3- Another generously sized double bedroom with impressive wide board floorboards. A pair of sash windows with views to the front garden, fitted wardrobe and feature fireplace. Door to Jack and Jill Bathroom.

BEDROOM 4- A further double bedroom enjoying views over the front garden, feature fireplace with exposed brick and timber mantel.

FAMILY BATHROOM- A Jack and Jill Bathroom which is accessible from the landing and also Bedroom 3. Bath with shower over and glass screen door. Wc and wash hand basin. Exposed floorboards and window to side with views to the South Downs.

SECOND FLOOR LANDING- Antique panelled doors to principal rooms. Eaves storage cupboards.

BEDROOM 5- An eaves bedroom with sash window to the front and eaves storage cupboards.

BEDROOM 6- An eaves bedroom with sash window to the front and eaves storage cupboards.





Outside...

ANNEXE- Self Contained Studio Annexe. The annexe is arranged over two floors and offers a Ground Floor Bathroom and Cloakroom and open plan first floor Bedroom with Living and Kitchen areas. See separate supplement for full particulars.

GARAGE & PARKING- The property is approached via a five bar gate which opens to the driveway which leads onto the Garage and Barn. There is ample parking and the garage provides covered parking but is open to one side.

BARN- Offering potential for many uses the two room, single storey barn is open to two sides and backs onto open countryside.

GARDEN ROOM- A further barn attached to the annexe and garage. The building is open to two sides and leads directly onto a paved terrace

WORKSHOP- Brick built and attached to the garage and garden room. Exposed brick floor and window to the front.

STORE- Brick built and attached to the workshop.



Garden...

Little Manor occupies a generous plot of approximately 0.65 acres. The gardens wrap around the property but are primarily of a Southerly, Westerly and Easterly aspect. The front garden which faces East features mature trees and evergreen hedges which are set away from the property but provide privacy from passers by. The principal area of Graden Faces South and West and boasts a pretty wildlife pond. A flag stone terrace lies adjacent to the Sitting Room provides a gorgeous spot for alfresco dining and entertaining. The terrace leads is surrounded by a colourful array of plants and leads onto the lawn and garden room. A gate then leads to a courtyard providing access to the Boot Room for the main residence. Finally an area of garden has been planted as an orchard with an excellent variety of fruit trees. The garden boasts the wonderful advantage of backing onto open countryside which forms part of the South Downs National Park.

Freehold Title - Grade II*

Council Tax Band - G



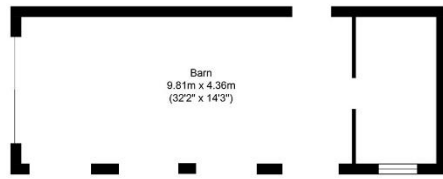


Enquiries...

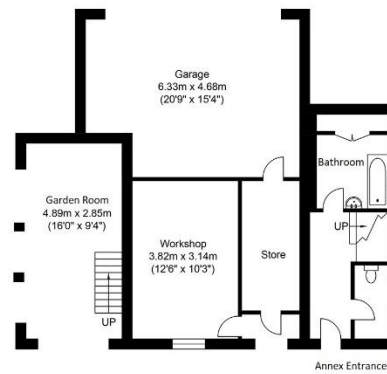
For further enquiries or to arrange an appointment to view, please contact our Lewes office on

01273 407929 or via

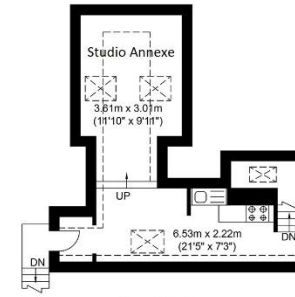
lewes@mansellmctaggart.co.uk



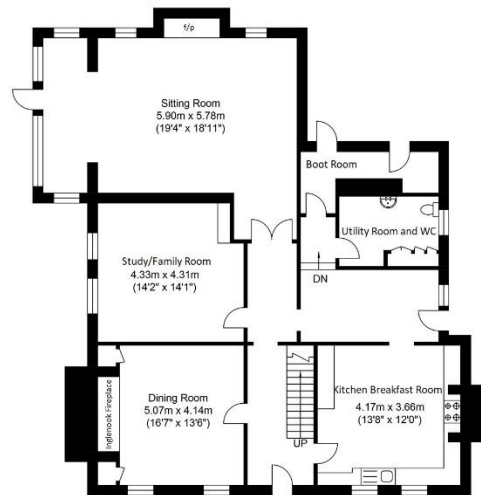
Outbuilding
Approximate Floor Area
577.69 sq ft
(53.67 sq m)



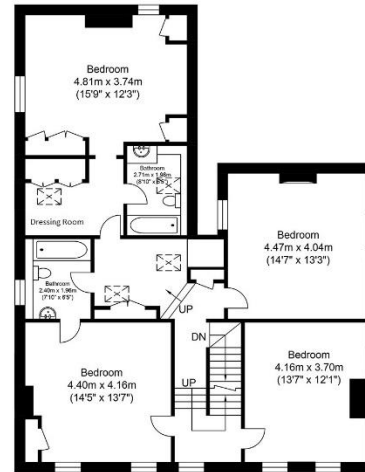
Approximate Floor Area
888.45 sq ft
(82.54 sq m)



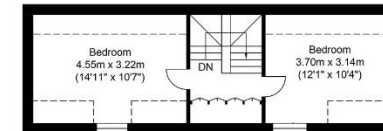
Annex First Floor
Approximate Floor Area
322.91 sq ft
(30.0 sq m)



Ground Floor
Approximate Floor Area
1396.18 sq ft
(129.71 sq m)



First Floor
Approximate Floor Area
1134.94 sq ft
(105.44 sq m)



Second Floor
Approximate Floor Area
366.72 sq ft
(34.07 sq m)

Approximate Gross Internal Area (Excluding Outbuilding / Annex) = 282 sq m / 3,035 sq ft
 Approximate Gross Internal Area (Including Outbuilding / Annex) = 351.3 sq m / 3,781 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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