



£450,000 - £475,000 guide price

2 Fingerpost Cottages, Ringmer, East Sussex, BN8 5NN

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Overview...

A pretty 3 Double Bedroom, Victorian home located to the peripheries of Ringmer Village. Full of charm and character the property boasts exposed wood floors, stripped panelled doors, ornate fireplaces and in part wonderful views of the local countryside.

The established gardens are a true feature being of a generous size but also noticeably private. Wrapping around to three sides allowing you to follow the sun or find shade when desired.

The property provides a good size Sitting Room with fireplace and woodburning stove, a farmhouse style Kitchen Breakfast Room, Utility Room/Boot Room and a Ground Floor Bathroom. Upstairs over two floors we find 3 Double Bedrooms with exposed wood floors and some with views of the local countryside.

VIEWING RECOMMENDED



The property...

Entrance Hall- Front door opens into Entrance Porch with window to the side and stripped wood panelled door to;

Sitting Room- A gorgeous room with views over the front garden. Stripped wood floorboards, picture rail and feature fireplace comprising of a stone mantel and surround and with wood burning stove inset. Period cupboards to either side. Panelled door to;

Kitchen / Breakfast Room- A wonderfully characterful kitchen finished in a rustic farmhouse design with antique cupboards a shelves alongside space for a modern range oven. Butler sink and exposed wood floors. Window to the rear enjoying views over the pretty rear garden. Stairs rise to first floor and panelled door to;

Utility Room/Boot Room- Quarry tiled floor, window to side with views over garden. door to Bathroom and antique door to Garden. Space for kitchen appliances.

Ground Floor Bathroom- A white suite comprising a short panel enclosed bath, and wash hand basin with pedestal. Quarry tiled floor and simply white and grey tiled surrounds. Window to the side. Stripped wood to Cloakroom with wc and window to rear.

First Floor Landing- Stripped wood panelled doors to principal rooms, window to the side, feature panelled wall. Stairs continue to Second Floor.

Bedroom- A generous double bedroom with front aspect window enjoying elevated views over the garden but also the countryside beyond. Stripped floorboards and picture rail, ornate fireplace and fitted wardrobe with panelled door to chimney recess

Bedroom- A snug double bedroom with rear aspect enjoying views over the pretty rear garden. Stripped wood floorboards.





Property and Outside...

Bedroom- A generously sized double bedroom boasting dual aspect views over the garden and surrounding countryside. Recessed spotlights and exposed wood floorboards. Remains of a fireplace and fitted cupboard to chimney recess.

OUTSIDE

Garden- The generously sized gardens wrap around the property to three sides. The pretty gardens are noticeably private and are mostly laid to lawn with a pathway which meanders through and leads to a hidden workshop. There is an array of plants and shrubs and the gardens are enclosed by hedged boundaries.



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



Location...

1 and 2 Fingerpost Cottages are situated on the Eastern peripheries of Ringmer Village. The location offers an almost semi rural setting whilst being within easy striking distance to the heart of the village along a designated paved footpath. Within a stone's throw of the front door we find excellent scenic walks through the local countryside, a children's park, The Green Man Public House, offering dining services, and bus stops providing regular and direct routes to Lewes, Brighton and Eastbourne.

Ringmer is a large village just 2 miles East of Lewes. The village boasts both a primary and a secondary school with buses providing services to further education. In the heart of the village we find a parade of local shops including a Morrisons Local, a butchers, a café, and a popular bakery to name a few. Ringmer benefits from a modern health centre and pharmacy, a coffee shop and also two public houses within the village, and a third just to the outskirts, all of which offer dining services.

Ringmer has many sports clubs including football, bowls, and cricket and more leisurely activities are held at the village hall. On the village green we find a children's playground and sports pavilion and a pretty pond.

Regular bus services running until late at night, offer services to Lewes, Brighton, Uckfield, Tunbridge Wells and Eastbourne.

A designated cycle path runs along the foot of the South Downs from Ringmer to Lewes

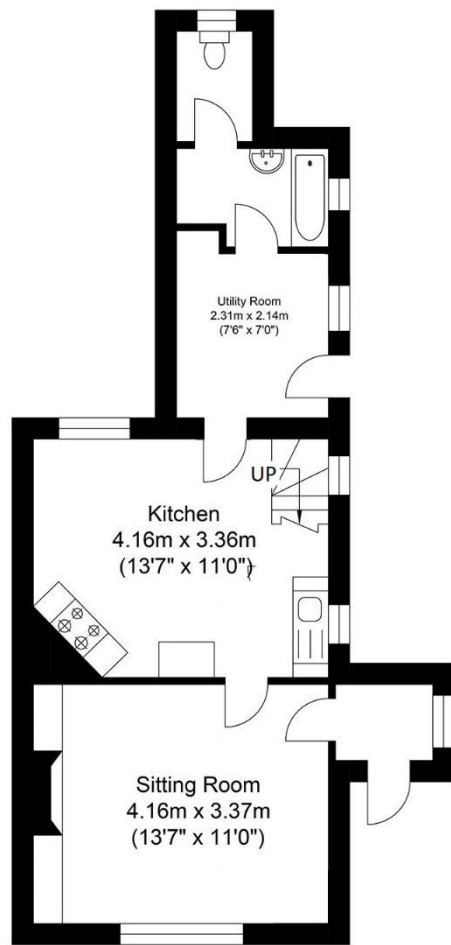
Tenure – Freehold

Gas central Heating.

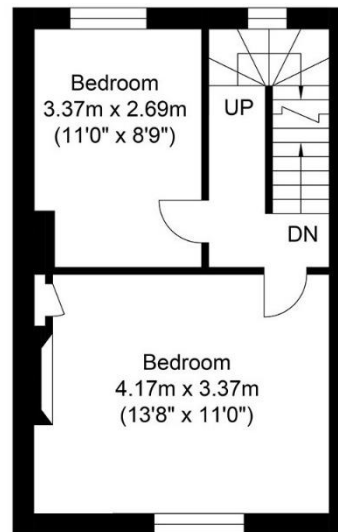
EPC Rating – F

Council Tax Band – B

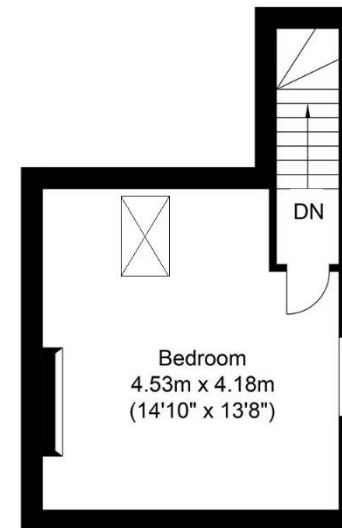




Ground Floor
Approximate Floor Area
436.15 sq ft
(40.52 sq m)



First Floor
Approximate Floor Area
305.80 sq ft
(28.41 sq m)



Second Floor
Approximate Floor Area
225.28 sq ft
(20.93 sq m)

Approximate Gross Internal Area = 89.86 sq m / 967.24 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**
email: lewes@mansellmctaggart.co.uk
web: mansellmctaggart.co.uk

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