



£500,000 offers in excess of  
Myrtle Cottage, Beechwood Lane, Cooksbridge, East Sussex, BN8 4SW

**MANSELL  
McTAGGART**  
Trusted since 1947

# Overview...

A unique opportunity to purchase a Detached Cottage with the scope to extend and modernise thoroughly throughout. Situated in the popular village of Cooksbridge, this property offers flexible accommodation and the potential to create a large family home. The Detached property is full of charm and character and boasts many character features including vaulted ceilings, exposed painted beams and an inglenook fireplace. The property further benefits from extensive gardens, a Detached Studio Annexe and a Detached Garage with Room above.

Inside the property features a generously sized Sitting Room with fireplace, Conservatory, Kitchen, Ground Floor Bathroom and Ground Floor Bedroom. Upstairs there are two Bedrooms and a Cloakroom each with elevated views over the garden.

Outside the gardens are mature, abled to be reclaimed revealing an expansive lawn. There is a Detached Garage with room above suitable as a Home Office and with ample parking to the front. There is a further Detached Studio, presented as a Studio Annexe with Shower Room and adjoining Conservatory, all within a particularly private setting.



# The property...

**Entrance Porch-** Painted latched door opens to;

**Living Room-** A great room with double glazed window to the front with views over the garden. Oak wood floors, painted beams to the ceiling and an impressive inglenook fireplace with 'rocket' boiler inset and decorative tiled hearth. Painted latched doors to principal rooms. Double doors to;

**Conservatory-** Double glazed roof and windows to three sides. Double doors to garden.

**Kitchen-** Kitchen comprising of cupboard and fitted worksurfaces with space for appliances. This wonderfully characterful room features a partially vaulted ceiling, exposed beams to the walls and windows to four sides. Door to Garden and Driveway, painted latched door to;

**Ground Floor Bathroom-** White suite comprising of a deep fill bath, wc and wash hand basin. Window to the side and mostly tiled walls.

**Ground Floor Bedroom/Study-** Measuring a generous 11'5 x 9'11 the dual aspect room features oak wood floors and views over the garden.

**First floor Landing-** Painted panelled doors with latches to principal rooms.

**Bedroom-** A generous double bedroom with vaulted ceiling, exposed painted beams, ornate fireplace, exposed floorboards and dual aspect views over the garden and fitted wardrobe.

**Bedroom-** A comfortable bedroom with vaulted ceiling and exposed painted beams, exposed floorboards and quaint fireplace. Window to the side with elevated views over the garden.

**Cloakroom-** suite comprising of a wc and wash hand basin. Painted exposed floorboards. Window to front





## *Property and Outside...*

---

**Studio-** A detached brick-built studio found in the garden of the property. The Studio offers potential for Annexe accommodation or Home Office space, the Studio with wood burning stove features a Shower Room and a door opens to a triple aspect Conservatory.

**Garage-** Measuring a generous 19'9 x 14'8 the detached garage features double doors to the front and windows to the side. Door to store room and stairs lead up to a **Studio Room** above the garage the with roof windows to both sides.

### **OUTSIDE**

**Driveway-** A brick laid driveway providing ample off street parking in front of the Garage.

**Rear Garden-** A great size garden which wraps around the property. The garden is mostly laid to lawn with many mature and established trees. The mature nature of the garden offers height and privacy.





## Location...

---

Cooksbridge is just 2 miles North of the historic market town of Lewes. Cooksbridge features a mainline railway station with direct services to London Victoria, Gatwick and Lewes. The village has a highly regarded primary school, a petrol station with convenience shop, modern village hall, children's recreation ground, modern farm shop with café and The Rainbow public house. Secondary education can be found at nearby Lewes and Chailey.

With the historical country town of Lewes is approximately 2 miles away, also with a mainline train service, Lewes offers many cultural facilities and an excellent range of independent shops, cafes, restaurants, public houses, supermarkets, swimming pools and the superb Depot Cinema.

Lewes caters for schooling of all ages including The Old Grammar School and boasts The Depot Cinema, Leisure Centre and Pells Open Air Swimming Pool along with many public parks and recreation grounds and 3 major supermarkets.

Lewes is also host to many sports clubs including Rugby, Football, Cricket, Tennis, Golf, Stoolball, Rowing, Cycling, Running and Athletics to name a few.

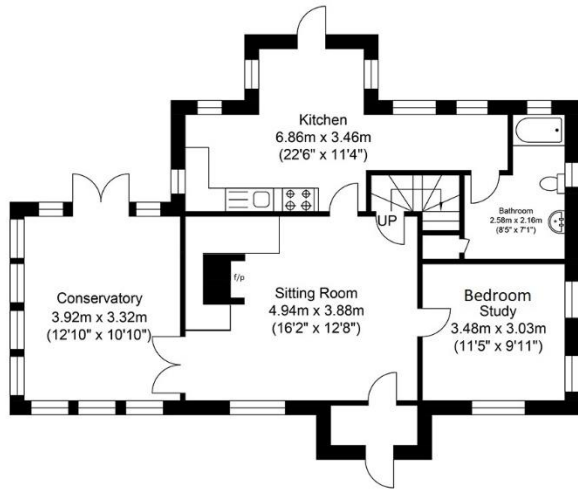


Tenure - Freehold

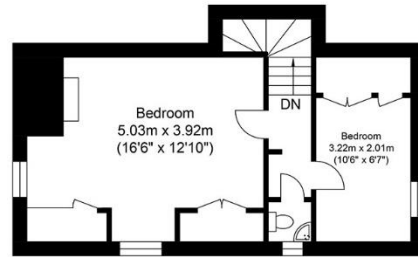
Double Glazing. Solar PV and Solar Thermal

EPC Rating -

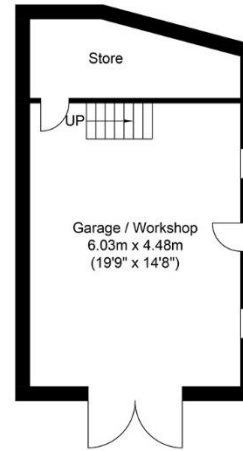
Council Tax Band - E



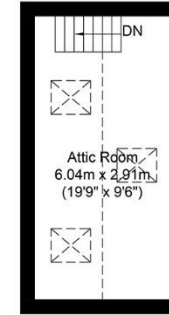
Ground Floor  
Approximate Floor Area  
725.05 sq ft  
(67.36 sq m)



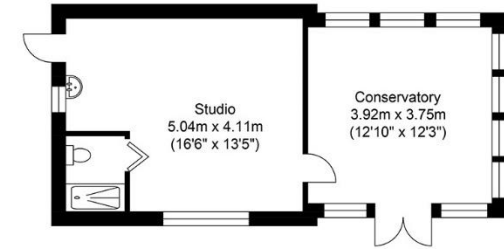
First Floor  
Approximate Floor Area  
360.48 sq ft  
(33.49 sq m)



Ground Floor  
Approximate Floor Area  
364.35 sq ft  
(33.85 sq m)



First Floor  
Approximate Floor Area  
188.90 sq ft  
(17.55 sq m)



Outbuilding  
Approximate Floor Area  
385.24 sq ft  
(35.79 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 152.25 sq m / 1638.80 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**  
email: [lewes@mansellmctaggart.co.uk](mailto:lewes@mansellmctaggart.co.uk)  
web: [mansellmctaggart.co.uk](http://mansellmctaggart.co.uk)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book to view before embarking on any journey to see a property, and check its availability.

**MANSELL  
McTAGGART**  
Trusted since 1947