



£900,000 guide price

Wellingham Lodge, Wellingham Lane, East Sussex, BN8 5SN

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Overview...

A great opportunity to purchase a well presented and updated 4 Double Bedroom Detached home in a semi-rural setting outside of Barcombe and Ringmer and close to Lewes.

The 1,640 sq ft home boasts magnificent far reaching views of the adjoining countryside and the South Downs in the distance.

Inside the light and airy property there is a Modern Kitchen Dining Room, Sitting Room with woodburning stove, a Further Reception Room, Utility Room and a Ground Floor Cloakroom.

Upstairs there is a Modern Family Bathroom, and 4 Double Bedrooms, one with EnSuite Shower Room, another with EnSuite Cloakroom. Nearly all bedrooms feature glorious views over the countryside.

Outside the property sits well within the plot being set back from the lane and providing ample off street parking. There is a useful Garden Studio and the garden wraps around the property taking full advantage of the wonderful setting and views.



The property...

Entrance Porch- Front door, windows to three sides with views over garden.

Entrance Hall- Oak panelled doors to principal rooms. Window to the side with glorious views of the adjoining countryside. Stairs to first floor.

Further Reception Room- Measuring a generous 10'11 x 10'11 and enjoying views over the front garden. Sliding door to Utility Room.

Sitting Room- A dual aspect reception enjoying impressive views over the local countryside. The room features a woodburning stove set into the chimney with a timber mantel. Understairs cupboard and door to;

Kitchen/Dining Room- Modern fitted kitchen finished in a modern grey colour and complimented with contrasting white coloured worksurfaces. The dual aspect kitchen dining room measures an enviable 19'10 x 15'2 and enjoys uninterrupted views of the countryside. Door to;

Rear Lobby- Doors to principal rooms and door to garden.

Ground Floor Cloakroom- Modern white suite comprising of a wc and wash hand basin.

Utility Room- A useful addition to the home with fitted cupboards and worksurface. Kitchen sink and space for appliances. Window to the front.

First Floor Landing- Oak panelled doors to principal rooms. Linen Cupboard and roof window.

Bathroom- A modern bathroom comprising of a bath with shower over, wc and wash hand basin. heated towel rail and window to the side. Modern tiled surrounds.

Bedroom 4- A comfortable double room with elevated views over the garden and countryside.





Property and Outside...

Bedroom 3- A double bedroom with far reaching views over the countryside. Further roof window.

Bedroom 2- A double bedroom with elevated views over the front garden. Generously sized eaves storage cupboard and door to;

EnSuite- Modern shower room comprising of shower enclosure, wc and wash hand basin. tiled walls and roof window.

Bedroom 1- A generous double bedroom with enviable views over the local countryside and South Downs, additional roof window, fireplace and door to;

EnSuite- Cloakroom comprising of wc and wash hand basin. Roof window.

Rear Garden- The property sits well within the plot being set back from the lane. The garden wraps around the property featuring a paved terrace, areas of lawn and established flowerbeds. The garden adjoins the local countryside and boasts some incredible views.

Garden Studio- Timber built with double doors to the garden. Power points, light and water supply.





Location...

Wellingham Lane is a semi-rural setting located between the villages of Barcombe and Ringmer. At the end of road there is an extremely well stocked and modern convenience shop forming part of the petrol station and a bus stop providing regular and direct services to Lewes, Uckfield and Brighton. Within the immediate area we find plenty of countryside walks and a short distance further is the beautiful weir at nearby Barcombe Mills.

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.

Nearby **Ringmer** is a large village offering a parade of shops including a convenience store, off license, butcher, bakers, café, hairdressers, pet store and takeaways to name a few. The village further benefits from a coffee shop and village hall which can be hired for events. Ringmer is proud to host a number of sports clubs including bowls, football and cricket and more leisurely pursuits. Schooling can be found for all ages from nursery to sixth form and the village hosts 3 public houses all offering dining.

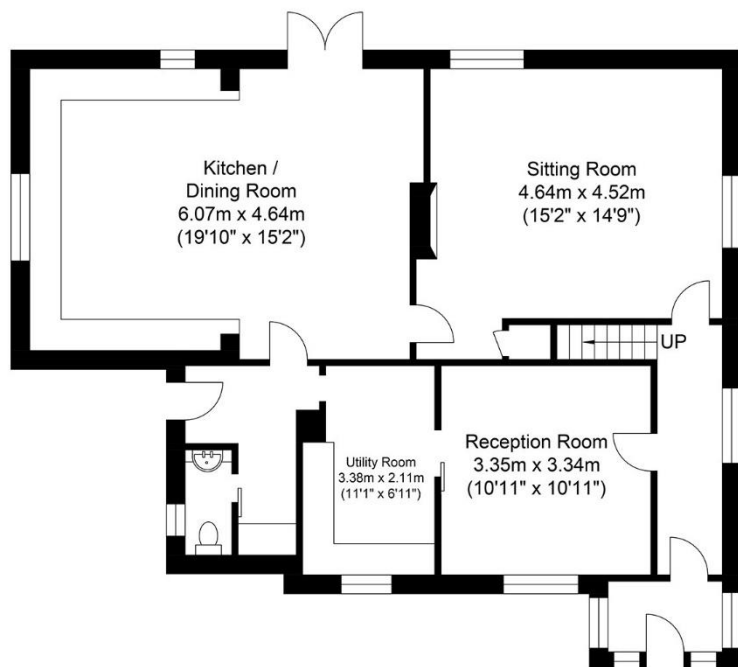


Tenure - Freehold

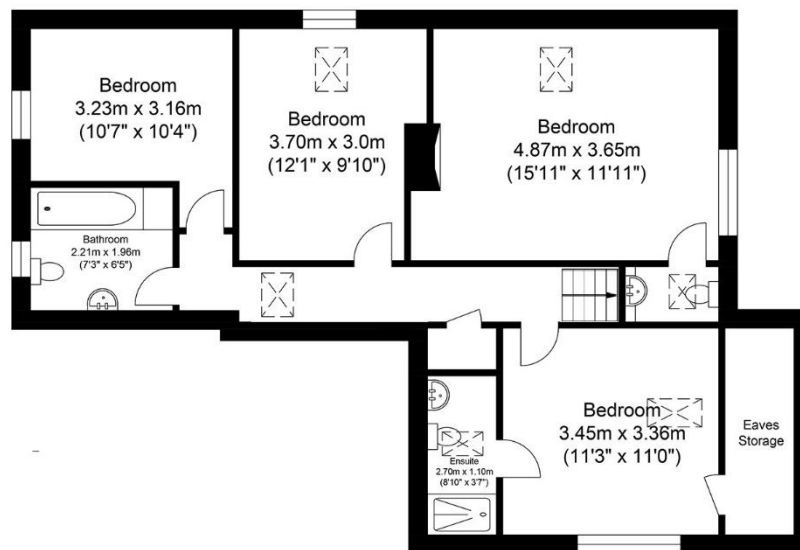
Oil fired central Heating - Double Glazing

EPC Rating - TBC

Council Tax Band - TBC



Ground Floor
Approximate Floor Area
883.71 sq ft
(82.10 sq m)



First Floor
Approximate Floor Area
759.93 sq ft
(70.60 sq m)



Outbuilding
Approximate Floor Area
116.14 sq ft
(10.79 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 152.70 sq m / 1643.64 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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