



£950,000 guide price

Hoathdown Cottage, Hodder Farm, Piddinghoe, East Sussex, BN10 8AR

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# Overview...

A rare opportunity to purchase this unique 4 bedroom Victorian semi detached cottage situated just outside Piddinghoe on top of the South Downs and surrounded by open countryside.

Accessed via a pretty private track flanked by the South Downs National Park, this wonderful home is one of only 13 dwellings at Hodder Farm yet offers easy access to the County Town of Lewes with the vibrant city of Brighton & Hove 30 minutes by bus with the bus stop only 7 minutes walk away.

This super property has been lovingly updated and improved by the present owners and offers beautifully presented accommodation including three reception rooms plus a ground floor W.C. and an office/study. There is a refitted bath/shower room on the first floor and an ensuite to the top bedroom.

Offering the best features of a Victorian cottage with the latest energy efficient technologies, this lovely home boasts Air Source Heat Pump central heating, 20x 405W solar P.V. panels with battery storage and high quality, new heritage hardwood framed, double glazed windows.





# The property...

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## ACCOMMODATION

**Enclosed Porch** - Side aspect window, space for coats and boots, stable door to -

**Breakfast/Dining Room** - Front aspect window, larder cupboard, attractive quarry tiled floor, door to the family room and opening to -

**Kitchen** - Comprehensively fitted with a range of light shaker style fronted units, wooden worktops with ceramic sink and adjacent mixer tap, range style cooker with concealed cooker hood over, tiled splash areas, front aspect double glazed window, attractive quarry tiled floor.

**Family Room** - A lovely room with exposed brick chimney breast housing open fire basket and matching brick hearth, built-in adjacent shelving, rear aspect window overlooking the rear garden, attractive brick floor, opening to-

**Inner Hallway** - Stairs to the first floor.

**Cloakroom/W.C.** - Fitted white low level W.C. with matching wash hand basin, chromed taps, obscured window, tiled floor.

**Sitting Room** - A wonderful, bright, dual aspect room with french windows leading to the rear garden. Fireplace with exposed brick surround and hearth housing a cast iron log burner, attractive wood flooring, glass panelled door to -

**Office/Study** - Dual aspect windows overlooking the enclosed front garden.

**First Floor Landing** - Rear aspect window, stairs to top floor and attractive galleried area leading to -







## Property...

**Bedroom** - A super double bedroom with windows overlooking both the front and rear gardens offering stunning countryside views, extensive range of built-in wardrobes.

**Bedroom** - A generous double room with front aspect window overlooking the enclosed front garden, built-in wardrobes, attractive cast iron inset fireplace with painted timber surround.

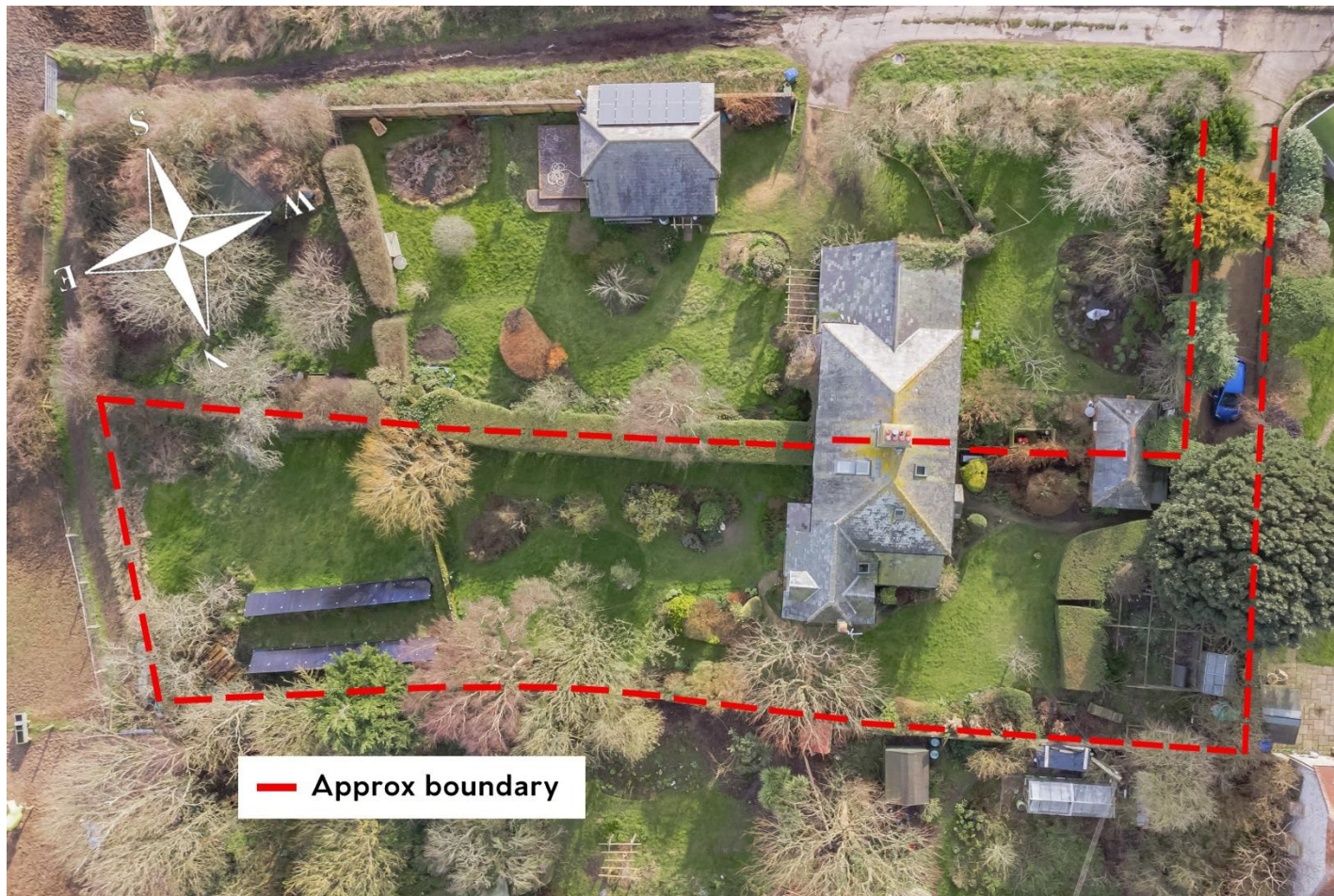
**Bedroom** - A super room with rear aspect window overlooking the rear garden and offering stunning open countryside views, range of built-in cupboards, attractive cast iron inset fireplace with painted timber surround.

**Bathroom** - A wonderful bathroom, refitted with a white suite comprising a corner shower with tempered glass enclosure and tiled surround, free standing double ended bath with chromed mixer tap, wash hand basin set in a vanity unit with chromed taps, low level W.C., tiled walls, chromed heated towel rail, front aspect window.

**Top Floor Landing** - Door to -







## Property...

**Bedroom** - A super, bright room with windows overlooking the front and rear gardens both offering wonderful and far reaching country views, built-in cupboards.

**Ensuite Bathroom** - Fitted white suite with panel enclosed bath with chromed mixer tap and hand-held shower attachment, wash hand basin, low level W.C., "Velux" roof window.

### OUTSIDE

**Front Garden** - Approached via long gravel driveway, mainly laid to lawn with path to front door, enclosed chicken run and access round the property to the rear garden.

**Rear Garden** - A generous rear garden offering stunning countryside views, mainly laid to lawn with mature planting and specimen trees, attractive low level wall providing access to orchard and 20x 405w solar panels linked to an 8kw inverter and battery storage.

**Garage** - Attractive timber construction with matching double doors, power and light.

**Utility/Workshop** - Brick built with window overlooking the garden, kitchen units, space for washing machine, dryer and fridge freezer.

Tenure - Freehold

Air source heat pump central heating

Replica heritage hardwood framed double glazing

Solar panels and battery storage

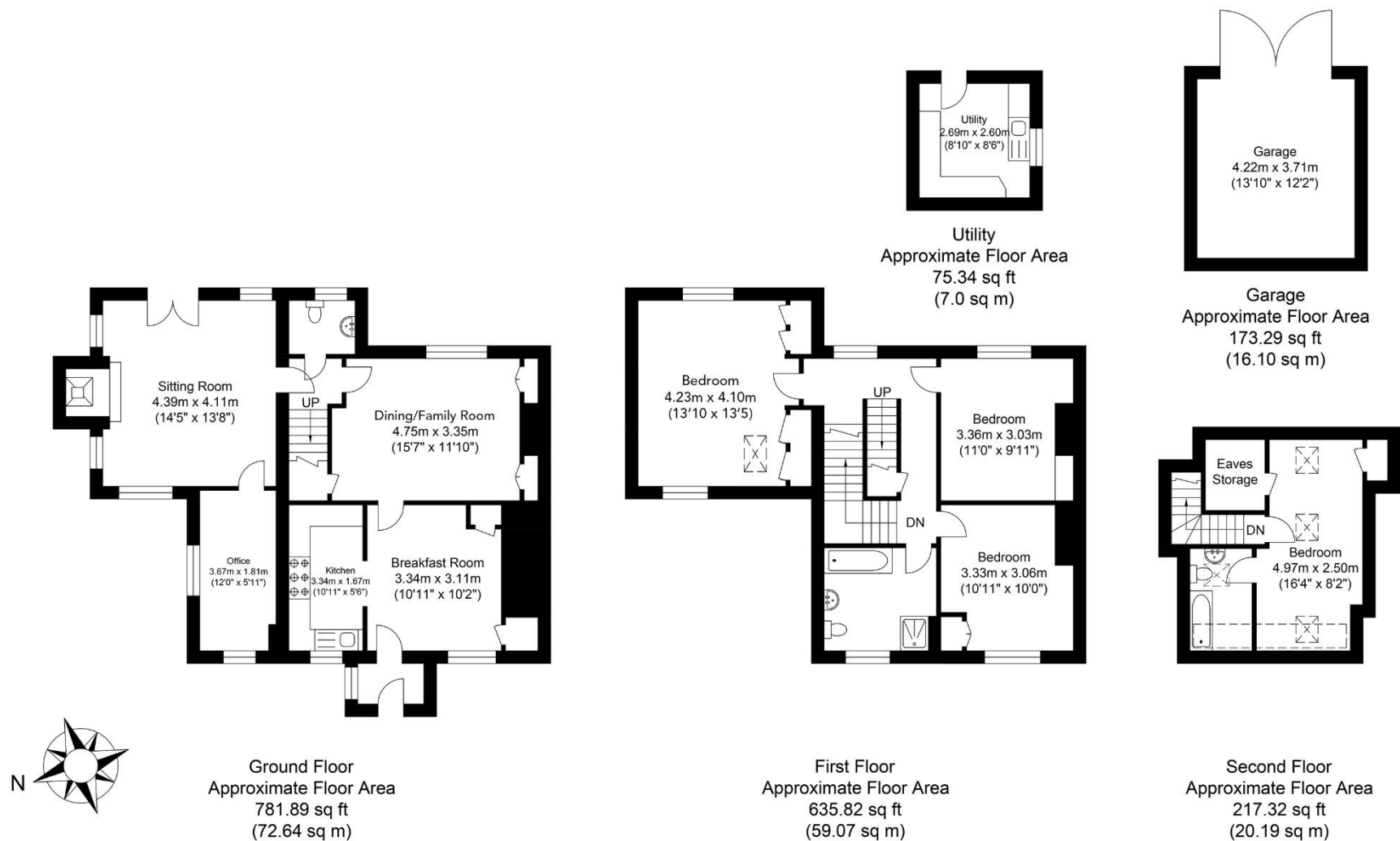
EPC Rating -

Council Tax Band - E

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







Approximate Gross Internal Area (Excluding Garage / Utility) = 151.90 sq m / 1635.03 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

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