



£850,000 guide price

Littledown Farmhouse, Old Brighton Road, Lewes, East Sussex, BN7 3JL

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# Overview...

A fantastic opportunity to purchase this gorgeous Farmhouse which dates back to 1887.

The Detached home offers flexible and adaptable accommodation incorporating annexe accommodation if desired or additional space for the main residence if preferred.

The property boasts many character features such as fireplaces, exposed flint walls, exposed floorboards, picture rails, and panelled doors to name a few.

The grounds are extensive and wrap around the property to all sides and includes a Barn like outbuilding which has been developed to provide an outdoor entertaining area with outdoor kitchen and snug inside the barn and a covered decked terrace just outside.

Inside the main home we find a Sitting Room with wood burning stove, Dining Room, Modern Kitchen Breakfast Room, Utility Room and Cellar.

The Self Contained Annexe is presented with 1 Double Bedroom, with a gorgeous Shower Room and an open plan Living Room and Modern Kitchen.

Upstairs there is a Modern Shower Room and 3 Double Bedrooms each with fitted wardrobes.



# The property...

**ENTRANCE HALL-** An inviting entrance with pretty decorative tiled floor and ornate window with views over the grounds. Stairs to first floor and panelled doors to principal rooms including cellar.

**SITTING ROOM-** Full of character featuring a fireplace with wood burning stove, exposed floorboards, picture rails and a bespoke cabinetry. A bay window provides views over the extensive garden and grounds.

**DINING ROOM-** Measuring a generous 16ft x 11 with a bay window enjoying views over the front garden. The reception room features exposed floorboards, picture rails and a fireplace. Door to;

**KITCHEN BREAKFAST ROOM-** A fantastic room with double doors and large picture window making the most of the views over the garden and grounds. The modern fitted kitchen is finished in a soft grey and is complimented by real wood worksurfaces and cleverly incorporates an island with breakfast bar into the design. The room features a gorgeous tiled floor and exposed flint wall with wood burning stove.

**UTILITY ROOM** - Always a desirable feature to any home the utility room benefits from modern kitchen cupboards with real wood worksurfaces over. Quarry tiled floor, fitted shelves and space for appliances.

**CELLAR-** A useful storage area with radiator and light well to the front. The cellar is not decorated but offers potential with relatively good head height.

**SELF CONTAINED ANNEXE-** The annexe has been created for income purposes but also offers use for family or guests. Alternatively the intercommunicating door can be unlocked to provide additional accommodation to the main residence.

**ANNEXE ENTRANCE HALL-** Front door accessible from the rear with a garden path leading to the parking area. Exposed flint wall and latched doors to principal rooms.



# The property...

**ANNEXE BEDROOM-** A generously sized ground floor bedroom with door to the main residence. Fitted wardrobe, gorgeous decorative tiled floor. Window with the views over the garden and grounds.

**ANNEXE BATHROOM-** Modern bathroom with suite comprising of a generously sized shower enclosure with fixed glass screen and rainfall shower head. Wc and wash hand basin. tiled surrounds and decorative tiled floor. Window to the side. Space and plumbing for washing machine.

**ANNEXE OPEN PLAN KITCHEN AND LIVING ROOM-** Full of character with exposed timbers to the ceiling and exposed flint walls and a quarry tiled floor. The dual aspect room enjoys views over the gardens and grounds. The kitchen area comprises of a range of fitted cupboards complemented by real wood work surfaces and a butler sink.

**FIRST FLOOR LANDING-** Window with elevated views over the garden and grounds. Panelled doors to principal rooms.

**BEDROOM 1-** A generously sized principal bedroom boasting a freestanding rolltop bath. The bedroom benefits from a fitted wardrobe and features exposed floorboards, picture rails and an ornate fireplace. Views over the garden and grounds.

**BEDROOM 2-** A double bedroom with fitted wardrobes, ornate fireplace, exposed floorboards and elevated views over the front garden.

**BEDROOM 3-** A further double bedroom benefitting from dual aspect views over the garden and grounds. Exposed floorboards and beam, fitted wardrobe.

**SHOWER ROOM-** A gorgeous modern shower room with generously sized shower enclosure with fixed glass screen, wc and wash hand basin. tiled surrounds and decorative tiled floor, heated towel rail and window to the side.





## Outside...

**GARDENS-** The gardens are extensive and wrap around the property to all sides. The gardens have been developed to provide areas of lawn, with planting and hedgerows providing screening to various areas. There is a kitchen garden with vegetable beds and greenhouse and numerous patio areas pathways which meander through. The garden features mature trees and is enclosed by fenced boundaries. A functioning privy with wc, light and power points. There is a courtyard area which can be used by the main residence or annexe if desired and this provides a delightful area for dining and entertaining and showcases the original water pump for the home.

**OUTBUILDING-** Located in the rear garden and measuring a desirable 20ft x 8ft. This fantastic Barn like building has been developed to provide a covered outdoor kitchen with bespoke made cabinets and real wood worksurfaces with a gas hob. The kitchen area is completely open plan to an entertaining area currently presented as a reception area with sofas and patio doors to a covered decked terrace which leads onto the garden.

**GARAGE & PARKING-** Double gates open to the extensive driveway which leads to the detached garage and numerous parking areas. Pathways then meander to the main residence and annexe front doors.





## Location...

**Littledown Farmhouse** is located on Old Brighton Road which offers direct access to the A27 taking you to Brighton in the West, Lewes to the East and Kingston to the South, with access to the South Downs National Park within just a few steps of the front door.

Within easy walking distance is a convenience shop located within the petrol station and a Starbucks Coffee shop. Also located on the doorstep are bus stops with regular services to Lewes, or Brighton and many Scenic walks taking you to Lewes or the neighbouring village of Kingston.

Kingston offers a popular primary school, garden centre with café, recreation ground and village green with tennis court, modern village hall and of course The Juggs Inn with delightful pub garden.

Lewes boasts a Mainline Railway Station with direct services to London, Gatwick and Brighton. The High Street offers an excellent choice of shops and restaurants and the town offers schooling for all ages.

Title - Freehold

Oil Fired Central Heating - Mains Drainage - Calor Gas bottles for cooking

EPC Rating - F

Council Tax Band - F



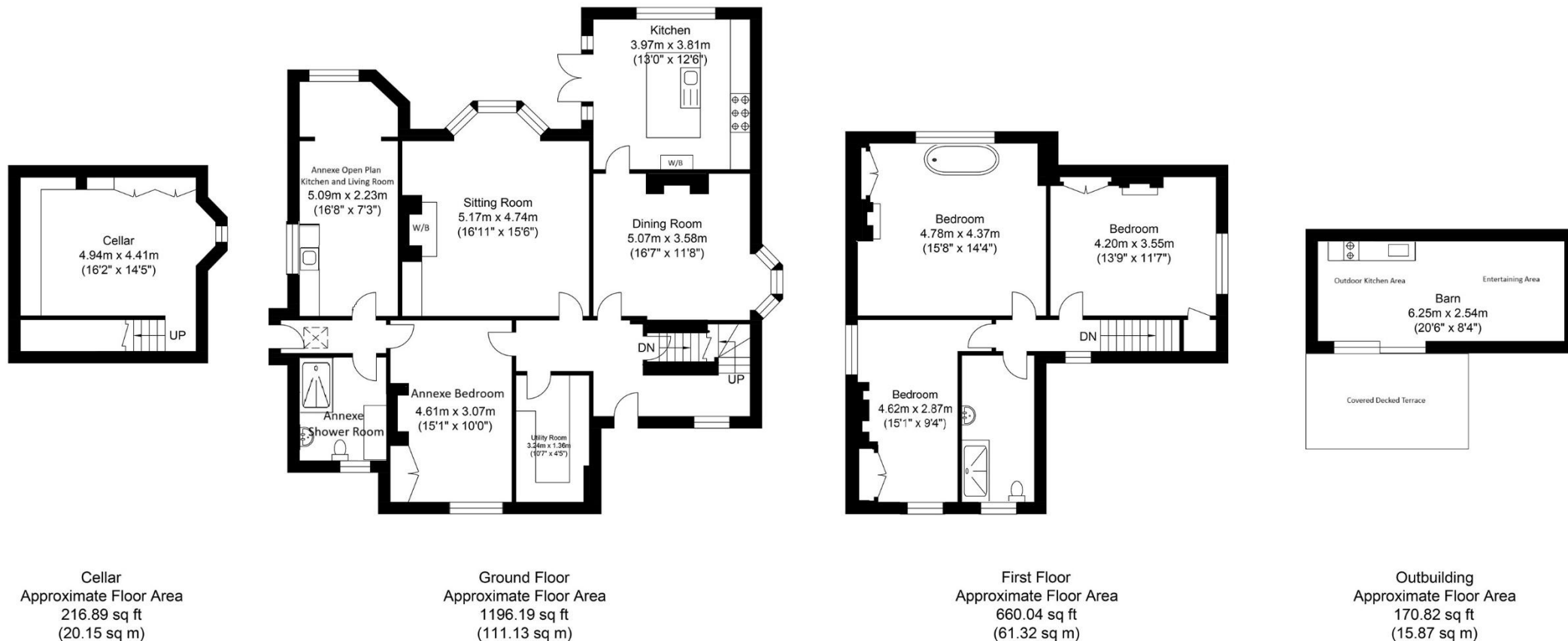


## Enquiries...

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

**01273 407929 or**

**[lewes@mansellmctaggart.co.uk](mailto:lewes@mansellmctaggart.co.uk)**



Approximate Gross Internal Area (Excluding Outbuilding) = 192.60 sq m / 2073.12 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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