



£1,950,000 guide price

Eckington House, Ripe Lane, Ripe, East Sussex, BN8 6AR

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Overview...

An immaculately presented Grade II* listed five-bedroom 4 reception room house located in the heart of the sought after village of Ripe. This simply stunning period property sits on a wonderfully landscaped plot totalling approximately 1 acre with a gravel driveway, garage/workshop and two outbuildings yet is a stone's throw from the village centre and open countryside.

Originally built for the wealthy Acton family (buried in the village church graveyard), the house on Ripe Lane would have been state of the art when it was built between 1620 and 1640 and originally comprised a brewhouse, fish pool, dairy and bakery.

It was not until the 1680s when William Action came into a considerable inheritance, that he decided to add a brick porch to the façade, which still bears the initials 'WA'. Noted in Pevsner's Guide to East Sussex for its historical and architectural significance, the house has a selection of so-called 'witches' marks', engravings common in the 17th century, thought at the time to protect against evil spirits.

VIEWING HIGHLY RECOMMENDED



The property...

The current owners have overseen an extraordinary programme of works to bring the property to the standard seen today and these include but not limited to the following.

New electrics including Cat5e network cabling - New plumbing - New central heating system including oil tank - 4x "Clearview" multifuel stoves installed in principal rooms - New bathrooms - New bespoke "Plain English" kitchen, pantry and utility room - "Miele" electric oven, induction hob and dishwasher - New "Aga" economy 7 cooker - New Liebherr double fridge-freezers - New roof - Library extension - Side porch - EV Charger - Woodworm treatment throughout and upgraded insulation where possible.

THE GROUND FLOOR

A flight of steps lead to a covered brick porch and a square-headed, iron-studded front door, both added in the 1680s.

This opens to an entrance hall and charming main sitting room which boasts an inglenook fireplace with a multi-fuel stove. Dual-aspect windows illuminate the room and overlook the front and side gardens with exposed ceiling timbers overhead, with a 17th-century witches' mark carved into one.

The inner hallway links to all principal rooms with exposed timbers continuing through this space and opening via double doors into the library. A super room with built in book shelving and access to the rear garden.

The dining room overlooks the front of the property and offers space for a good size dining table. There is an inglenook fireplace housing a multi fuel stove and further exposed ceiling timbers.



The property...

To the rear of the property is a light-filled kitchen, fitted with a comprehensive range of painted cabinetry by Plain English. Underfoot, are the original brewhouse red quarry tiles with exposed ceiling timbers overhead and direct access via an enclosed porch to the garden. An energy-efficient two-oven economy 7 electric Aga has been fitted and there is a useful pantry set in the corner of the room.

On this floor there is also a well-appointed utility room with an adjoining cloakroom accessed from the inner hallway and a delightful snug/family room overlooking the rear patio.

A wooden staircase from the inner hallway leads down to a generous cellar with block and slab flooring with access to the Plant Room.

THE FIRST FLOOR is home to four bedrooms and three bathrooms.

There are two front bedrooms, both are generous double rooms with views to the front and exposed ceiling timbers. One boasts a brick fireplace housing a multi fuel stove and both have access to their own beautifully fitted ensuite bathrooms with showers over the baths.

The remaining bedrooms are situated at the rear of the property with both offering views over the rear garden and sharing the family bathroom which has been refitted to a high standard with attractive tiling.

THE TOP FLOOR is accessed via a timber staircase which opens into the middle of a wonderful open space measuring 8.54m. This is crisscrossed with wonderful oak beams, showcasing the property's wonderful timber framed construction. This offers a versatile space with a host of uses with access to another bedroom/study and a dressing room.





Outside...

The property sits on a good size plot of approximately 1 acre which the owners have designed to be as low maintenance as possible. Primarily laid to lawn, there are a number of feature seating areas and a pond located on the site of the original 1640's fish pond.

The gardens feature wonderful sculptural landscaping with many topiary specimens which not only look striking to the eye but require little maintenance.

There is a gravel driveway with parking for a number of vehicles and an electric car charging point. This is flanked by a Garage/Workshop and other ancillary outbuildings including a brick built shed and Summer House.

Oil fired central heat

EPC- Not Required as is a Listed Building

Council Tax- Band H

VIEWING HIGHLY RECOMMENDED





Location...

Ripe is a sought after and picturesque village located in the heart of rural Sussex and just 7.5 miles from the historic country town of Lewes.

The village features a co-operative owned village store and delicatessen serving locally produced food from their café and post office which is within easy walking distance. The shop also hosts a pop up pub and a fish and chip takeaway service on a Thursday evening.

Nearby is a beautiful church and a popular children's nursery is housed at the village hall which can also be hired for events.

Ripe is proud to embrace the spirit of a village and hosts an annual Christmas celebration around the village square, featuring a Christmas tree.

A Mainline Railway Station can be found just 3.1 miles away at Berwick.

The nearby village of Laughton offers a sought after school for primary ages and numerous private schools such as Bede's are within easy access.





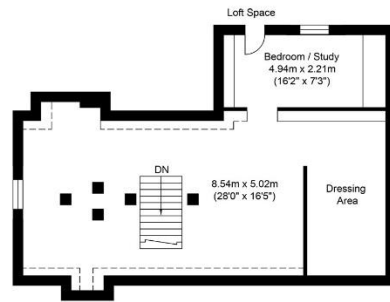
Enquiries...

For an appointment to view or if you have further enquiries, please contact our Lewes office on-

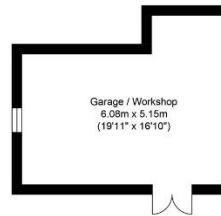
01273 407929 or

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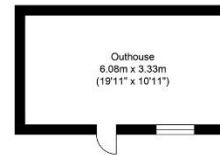
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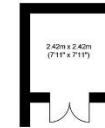
Second Floor
Approximate Floor Area
716.01 sq ft
(66.52 sq m)



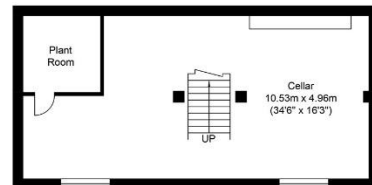
Outbuilding
Approximate Floor Area
287.18 sq ft
(26.68 sq m)



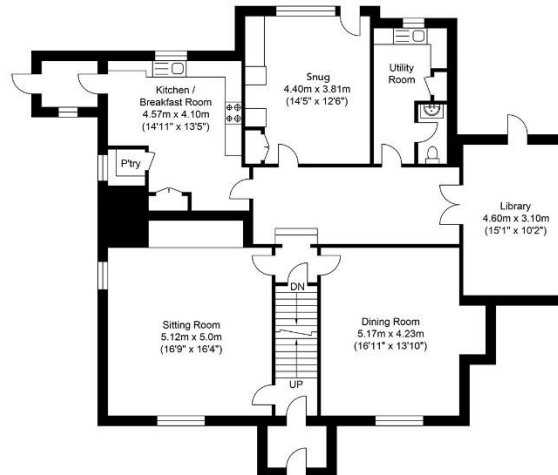
Outbuilding
Approximate Floor Area
217.96 sq ft
(20.25 sq m)



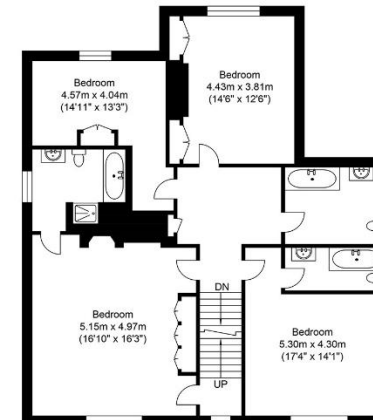
Outbuilding
Approximate Floor Area
63.07 sq ft
(5.86 sq m)



Basement
Approximate Floor Area
562.19 sq ft
(52.23 sq m)



Ground Floor
Approximate Floor Area
1551.83 sq ft
(144.17 sq m)



First Floor
Approximate Floor Area
1206.85 sq ft
(112.12 sq m)

Approximate Gross Internal Area (Excluding Outbuildings) = 375.04 sq m / 4036.89 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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