



£860,000 offers over

The Old Cottage, Grange Road, Barcombe, East Sussex, BN8 5AU

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Overview...

A great opportunity to purchase this beautifully updated and extended detached property dating back to an original oak framed building circa 1776.

This wonderful four bedroom family home is situated in the very heart of Barcombe village and underwent complete renovation following purchase by the current owner in 2011. This included the opportunity to dramatically upgrade the insulation and energy performance of the entire building while taking the opportunity to remodel the internal layout to suit modern living.

The outcome is a wonderful family home, filled with light that combines period charm with modern specification. At it's heart is a large kitchen/dining room, flooded with natural light offering access to the rear garden and wonderful enclosed courtyard.

Further features of this unique home are a detached timber garden studio with W.C., utility room, ground floor shower room and garage with off road parking.

NO CHAIN - VIEWING RECOMMENDED



The property...

ACCOMMODATION

ENTRANCE HALL- Composite front door with adjacent double glazed glass panel, double glazed window overlooking rear courtyard, door to-

UTILITY ROOM- Worktop either side with inset stainless steel sink and adjacent mixer tap to the right, with spaces to the left for washing machine and tumble dryer, front aspect double glazed window, limestone tiled floor.

SHOWER ROOM- Aluminium shower cubicle with tempered glass doors and turquoise tiled surround, double glazed window, limestone tiled floor.

DINING ROOM- A super and spacious room, flooded with light through the double glazed window and matching door that opens onto the SE enclosed courtyard, ash staircase to the first floor with cupboard under, stripped and painted floor, open to-

KITCHEN- Fitted range of shaker style cupboards with contrasting roll edge worktops over, inset stainless steel sink with adjacent chromed swan neck mixer tap, induction hob with oven below, space for dishwasher, dual aspect double glazed windows, stripped and painted floorboards, open to-

SNUG- A lovely cozy nook ideal for relaxing and reading or used as a study area, dual aspect double glazed windows and matching door opening onto the rear garden.

STUDY- A great room set off the Dining Room with dual aspect double glazed windows.

SITTING ROOM- A fantastic room which forms part of the original building and boasts a super inglenook fireplace with cast iron multifuel stove, 2x side aspect double glazed windows,





Property...

FIRST FLOOR LANDING- Wonderful vaulted ceiling with original exposed timbers, mezzanine storage area with window, sun tunnel lighting the staircase.

BEDROOM- A lovely double room with vaulted ceiling and original exposed ceiling timbers, dual aspect double glazed windows with views over the allotments and playing fields, chimney breast, stripped and painted floorboards.

BEDROOM- A great double room with dual aspect double glazed windows overlooking the garden, built-in wardrobes and boiler cupboard.

BEDROOM- A good size room with dual aspect double glazed windows.

BEDROOM- A double room with side aspect double glazed window and exposed ceiling timbers.

BATHROOM- White contemporary suite comprising bath with shower over, shower curtain and rail, tiled surround, pedestal wash hand basin, low level W.C., attractive wall panelling, tiled floor, obscured double glazed window, ladder style heated towel rail.





Outside...

GARDEN- The property is situated on a good size plot with the rear garden predominantly laid to lawn with area of brick paver patio, mature plum and apple trees, fence enclosed with shrub planting and gated access.

PARKING- To the front for 2-3 cars subject to size.

COURTYARD- Accessed from the Dining Room or Studio. A sheltered and enclosed brick paver patio area with shrub borders.

GARAGE- A single garage with up and over door.

GARDEN STUDIO- Timber insulated construction with double glazed windows and matching double doors, power and light.

CLOAKROOM/W.C.- White low level W.C., wash hand basin set in vanity unit with chromed mixer tap, double glazed window.

NO CHAIN

Tenure - Freehold

ASHP (Air Source Heat pump) Central Heating

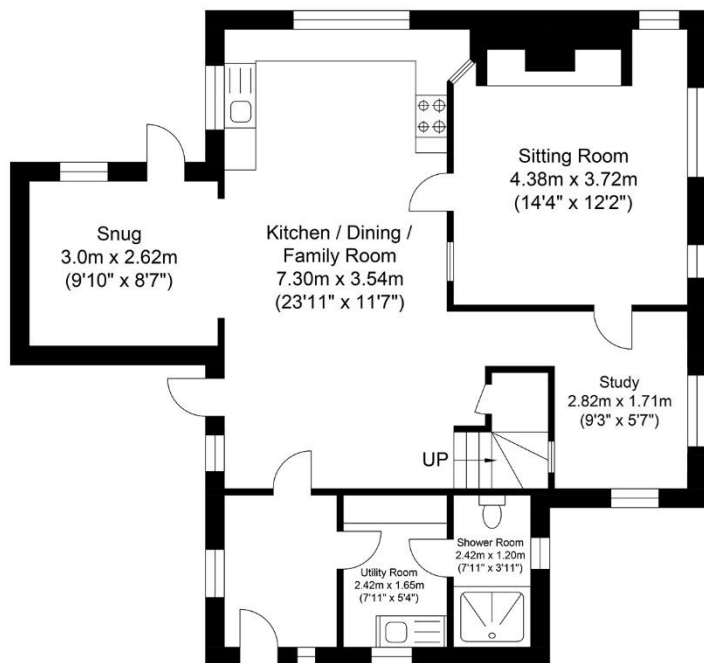
Double Glazing.

EPC Rating - C

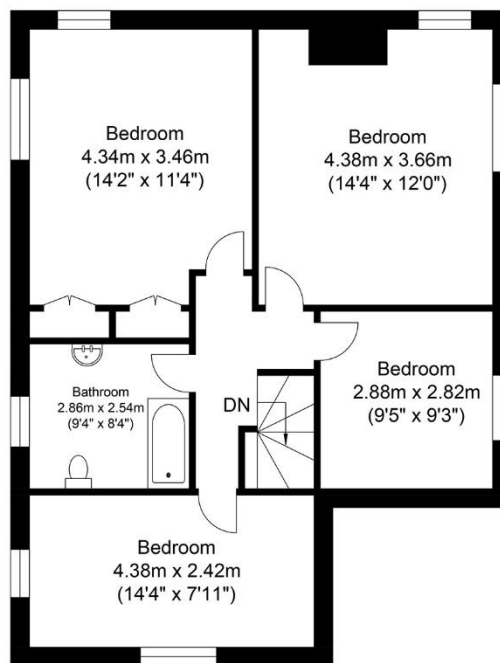
Council Tax Band - F



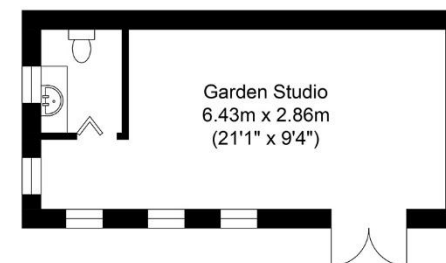
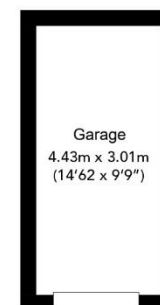
For further enquiries or to arrange a viewing, please contact the office on 01273 407929



Ground Floor
Approximate Floor Area
797.82 sq ft
(74.12 sq m)



First Floor
Approximate Floor Area
700.94 sq ft
(65.12 sq m)



Outbuilding
Approximate Floor Area
197.94 sq ft
(18.39 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 139.24 sq m / 1498.76 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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