



Scotland Cottage Orchard Lane, Hassocks, BN6 8QE

£700,000

This unique and charming character cottage built in 1860s was refurbished to a very high standard in 2019 using mainly Farrow and Ball colours throughout offering some beautiful features throughout. The property is conveniently situated in a central location to Hassocks village and is adjacent to Adastral Park. The property is truly a one off and needs to be viewed to be appreciated.



**MANSSELL
McTAGGART**
Trusted since 1947

Scotland Cottage, Orchard Lane

Hassocks

An opportunity to own a unique period property in a quiet lane opposite the park but close to all necessary amenities. Entrance with stairs to first floor. On the ground floor we have a dual aspect living room with stripped flooring and feature fire place, a second reception room again with a feature fire place and dual aspect windows leading into the kitchen dining which is very much in the style of the property with a selection of wall and floor mounted units, AGA oven and butler sink leading into a separate utility area with space for washing machine and dishwasher and fridge freezer, glow worm conventional boiler and a door leading into the garden. There is also a cellar / basement currently used as a home office. On the first floor there is a landing with loft hatch, three good size bedrooms all with good storage space. The master has a beautifully decorated en suite shower room with its own shower cubicle, Victorian hand wash basin and a low level WC and there is a further family bathroom with a roll top free standing bath, hand wash basin and low level W/C.

Outside the garden runs to three sides of the property, very well established with a selection of beautiful flowers plants and borders as well as a healthy vegetable patch and lawned areas. There is also a green house, out building and off road parking for two cars. There is a south facing enclosed paved patio garden area ideal for outdoor entertaining. The property also has gas central heating and has been extensively and sympathetically updated by current vendor . This home has been lovingly cared for by the current vendors and internal viewing is strongly recommended.

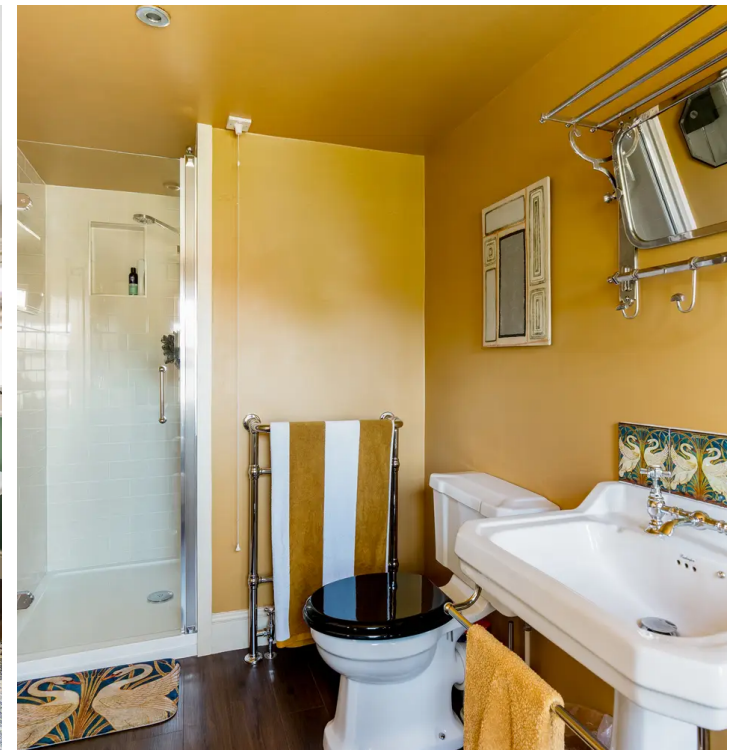


Scotland Cottage, Orchard Lane

Hassocks

- Charming 1860's character cottage
- Three bedrooms
- Three sided established garden
- Off road parking for two cars
- EPC: D, Council tax: D
- En suite shower room to the master bedroom
- Cellar (currently used as a home office)
- Well presented with beautiful features
- Central desired location within walking distance to local shops and 10 mins from mainline station
- Excellent local schools for all ages within 10 minute walking distance

Orchard Lane occupies a prime location in the heart of the village close to all local shopping facilities. Hassocks mainline railway station within one mile provides fast and frequent services to London (Victoria/London Bridge 55 minutes), Gatwick International Airport and the South Coast (Brighton 10 minutes). Hassocks village facilities include various shops, boutiques, cafes and restaurants, post office and modern health centre. Hassocks is surrounded by some of the county's most picturesque countryside interspersed with numerous bridleways and footpaths linking with neighbouring districts. By road, access to the major surrounding areas and motorway network can be found approximately 3 miles to the south at Pyecombe. DIRECTIONS From our offices on the corner of Grand Avenue and Keymer Road in Hassocks Village head East towards Keymer, Orchard Lane can be found just before Adastra Park on the left hand side.



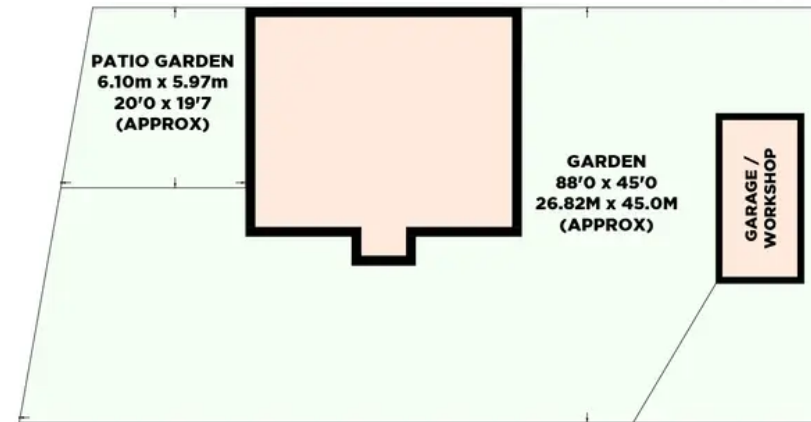
SCOTLAND COTTAGE

APPROXIMATE GROSS INTERNAL AREA (INCLUDING EXTERNAL GARAGE / WORKSHOP)

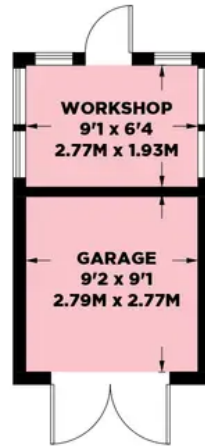
1597.89 sq ft / 148.48 sq m

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING EXTERNAL GARAGE / WORKSHOP)

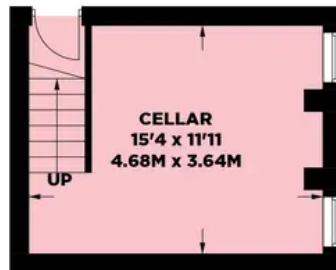
1452.89 sq ft / 134.98 sq m



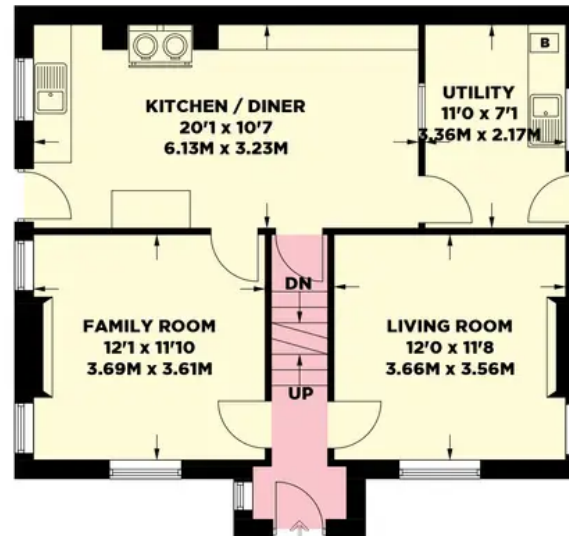
Site Plan



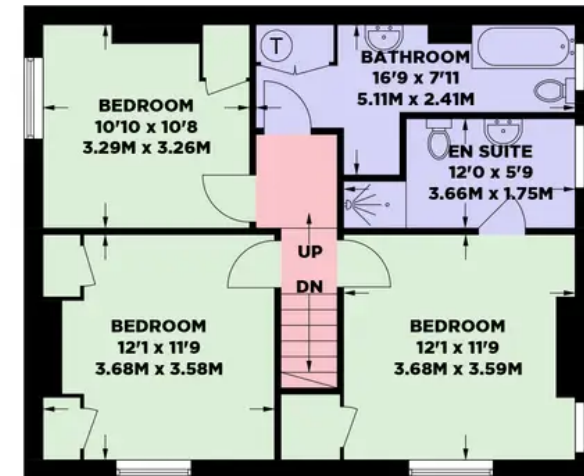
(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



Lower Ground Floor
183.30 sq Ft / 17.03 sq M



Ground Floor
642.06 sq Ft / 59.65 sq M



First Floor
627.53 sq Ft / 58.30 sq M

- Ceiling Height
- Hot Water Tank
- Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- Storage Cupboard
- Fitted Wardrobes
- Garden Shortened for Display

© Mansell McTaggart 2024
Floor plan is for illustration and identification purposes only and is not to scale.
Plots, gardens, balconies and terraces are illustrative only and excluded from all calculations. All site plans are for illustration purposes only and are not to scale.
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

29 Keymer Road, Hassocks, West Sussex BN6 8AB

mansellmctaggart.co.uk

has@mansellmctaggart.co.uk

01273 843377

MANSSELL
McTAGGART
Trusted since 1947



Certified
Property
Measurer

Consumer Protection from Unfair Trading Regulations 2008 - We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property and check its availability.