



Burtenshaws, 11 Boddington's Lane, Ditchling, BN6 8SS

£900,000



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The Main House

Burtenshaws – The Main House

A unique opportunity to purchase this charming, period, four-bedroom period but not listed detached house. Set in an idyllic country lane, only minutes from the centre of this sought-after Downland village. Standing in a mature, good-sized plot with ample parking accessed from the lane. Within the South Downs National Park, the property abuts trust-owned open land with public access.

Asking price £900,000 Freehold.

OR to combine the above Main House with:

An adjoining secluded, self-contained cottage, The Apple House, set discreetly in its own secret garden. Ideal for an individual occupier, student accommodation or to generate an income from letting. Includes a further area of garden with mature apple tree, small pond and a double-storey garage with lapsed planning permission to convert to residential use.

Additional price £450,000 Freehold.

Planning consent has recently been granted to allow the Main House and the Apple House to be split into separate titles (SDNP/25/00106/FUL)

- Set in beautiful picturesque countryside yet minutes from Ditchling High Street of shops, boutiques, cafes and pub
- 4 bedroom detached house which is not listed
- Country style kitchen with breakfast area
- Dual aspect living room with separate dining room
- Ground floor bedroom with en-suite bathroom
- Mature gardens with wisteria, fruit tree, shrubs, flower beds and more
- Option to purchase additional one bedroom ground floor cottage with open plan kitchen/dining/living room and shower room; potential to separate into two plots
- Ample parking with detached garage with electric roller door, boarded storage space in garage loft
- Expired planning permission granted for conversion/extension of garage (SDNP/20/05435/HOUS)
- Council tax band G – Energy performance rating E

The Main House

The front courtyard is entered from the east/High Street end of Boddington's Lane. Vehicular right of way is available. From the courtyard, the front door of the Main House opens into the hallway.

Hallway

Access to living room, stairs to first floor landing, and downstairs shower room

Shower room

White suite with low level w/c, basin, single shower cubicle with double glazed window offering natural ventilation.

Living room

Large, dual aspect room with views into the gardens, exposed ceiling beams, uPVC double-glazed windows and understairs storage niche.

Dining room

Spacious and bright room with uPVC double-glazed windows and French doors into the rear garden. More exposed beams and door to the kitchen/breakfast room.

Kitchen/Breakfast room

Country-style kitchen separated into three areas: two linked kitchen spaces and a breakfast room, all with fully tiled floor. Appliances include a freestanding Rangemaster 5-ring hob/oven, freestanding dishwasher, washing machine, fridge freezer and ceramic butler sink. The Breakfast room comfortably seats six and has uPVC double-glazed windows with views into the rear garden.



The Main House

Downstairs bedroom/Bedroom 4

A good-sized single room with uPVC double-glazed window to rear garden. **En-suite bathroom** has low-level w/c, basin, bath with power shower overhead, door leading to outside patio.

First Floor

Landing

Stairs to the carpeted first floor of three bedrooms, bathroom and w/c.

Bedroom one

First door on the left is to the principal bedroom, a large double with part-vaulted ceiling and exposed beams. Fitted wardrobes line one wall, and a uPVC double-glazed window offers partial views of the South Downs.

Bedroom two

Another bedroom with fitted loft-style bed, uPVC double-glazed window with view into rear garden, The electrics/fuseboard is in this room.

Bedroom three

A double bedroom, dual-aspect with uPVC double-glazed windows, one overlooking the rear garden. Good space for a double bed, a fitted wardrobe and loft hatch into roof space.



The Main House

Bathroom

White suite comprising of low level w/c, basin, bath with shower head and towel radiator. An airing cupboard houses a hot water tank and 'Glow Worm' gas boiler, installed for central heating and hot water in 2023.

Separate w/c

Cloakroom with low-level w/c, basin with vanity storage underneath and tiled floor.

The Apple House

Open plan kitchen/dining/living room

The front door of The Apple House leads into the main reception room with vaulted ceiling offering space for dining, living and a kitchenette. The kitchenette has wall-and base-level solid wood units, tiled counter tops, a stainless steel sink, 4-ring gas hob and electric oven. A large utility cupboard houses a Vokera boiler. There is a door to the shower room from the kitchenette; the **shower room** has a low-level w/c, basin and single shower cubicle. On the opposite side of the main room is a door leading to the sizeable double bedroom. Both bedroom and reception room have mezzanine storage areas accessed by ladder.

GARDENS/OUTBUILDINGS/PARKING

The gardens at 11 Boddington's Lane are quite extensive and are separated into three distinct areas.

Front courtyard garden

Currently a tiled pathway and shingles, this is the front entrance to the main house, via the east/High Street end of Boddington's Lane.





The Apple House

Rear Garden

A spacious south/west facing garden with large lawn, sunny terrace and patio for outside seating and shingled areas for pots, water features etc. Enclosed fully by wooden fence panels, access to the side door of the garage, greenhouse and more.

The Apple House Garden

This part of the main garden has been partially walled to provide a secluded private garden to The Apple House cottage. Currently laid with lawn and a smaller area of pebbles with a mature olive tree, potted plants etc. A large timber shed for storage is also in this section.

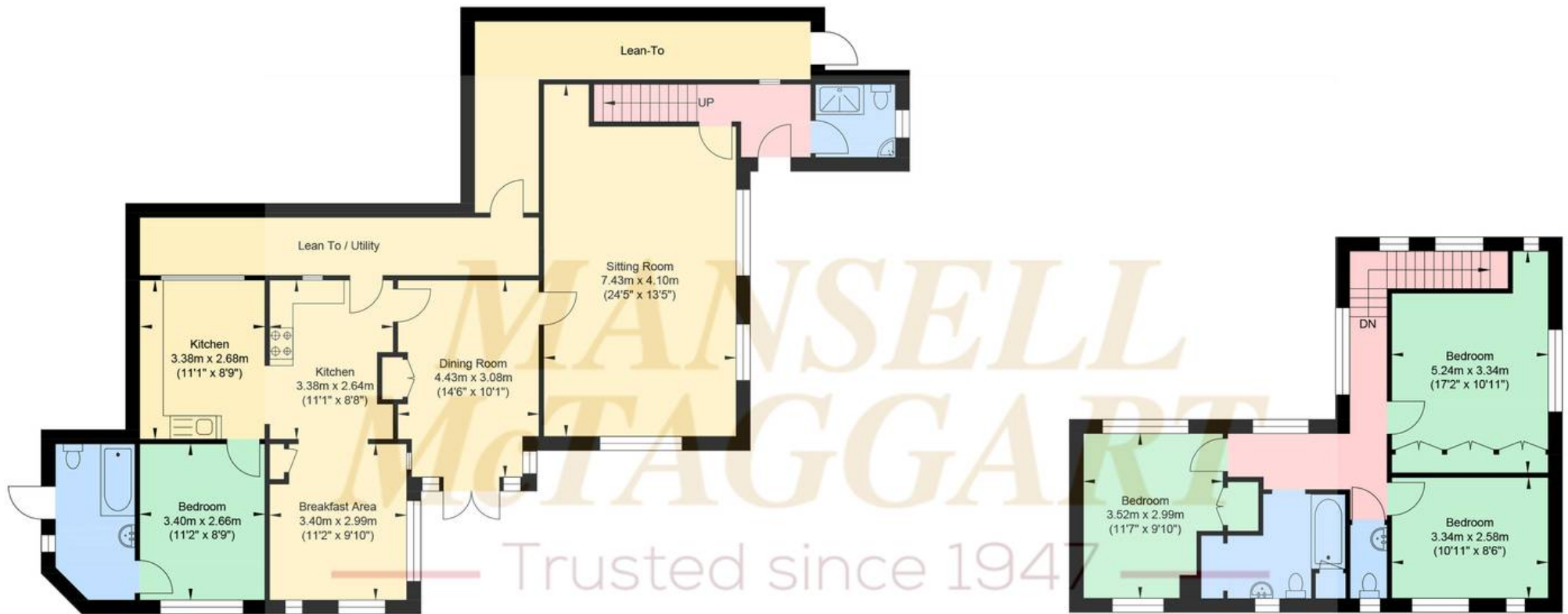
Outbuildings/outside areas

There is a two-storey detached garage accessed from the west/Lodge Hill Lane end of Boddington's Lane. It has an electric roller door and interior power and lighting. Inside, a timber staircase leads to a loft storage area. There is an expired planning permission (SDNP/20/05435/HOUS) to extend and convert the garage for residential use. There is also on-site parking available for at least two cars outside the garage, adjoining Boddington's Lane.





The Main House



Ground Floor
Approximate Floor Area
999.10 sq ft
(92.82 sq m)

First Floor
Approximate Floor Area
529.36 sq ft
(49.18 sq m)

Approximate Gross Internal Area (Excluding Lean To / Utility) = 142.0 sq m / 1528.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.