



The Street, Selveston, BN26 6UA

£1,000,000 Freehold

**MANSELL
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in brief...

- 4 Acre gardens and grounds
- Stunning character cottage
- Triple garage
- Self-contained flat
- Stable block

- Wealth of period features
- Picturesque rural setting
- Planning granted for ancillary accommodation
- Planning granted for new double garage
- Breath-taking views



in more detail...

A magnificent country home set in parklike grounds of approx. 4 acres in the this quintessential Sussex village offering; a wealth of period features, spacious kitchen diner, triple garage with studio flat above, stable block, inglenook fireplace and glorious views of the surrounding countryside.

This stunning character cottage dates back to 1640 and occupies a delightful rural position down a long driveway surrounded by open fields, originally a Wealden Hall House it also served as a priest safe house at the time of the reformation.

Enviably positioned in this picturesque setting this unique property is approached via a pathway to the main entrance, an entrance hallway with a staircase rising to the first floor, access to a shower room and quarry tile flooring leading to a dining area with beautiful period features, a hatch to the cellar, solid wood flooring, a bay window overlooking the rear grounds and access to the living room with a stunning inglenook fireplace, brick flooring, a door to the rear seating terrace, a staircase raising to the first floor and access to the inner hallway.

The hallway has a laundry room on one end, the original front door and access to the spacious kitchen diner, triple aspect with; a stable door to the front of the property and windows to the side and rear enjoying delightful outlook over the gardens, a Neff electric oven, Miele gas hob, Aga which also runs the central heating, integrated Miele dishwasher, integrated Miele full length fridge and a mezzanine landing above.

The first floor offers; two very generous double bedrooms both with built in wardrobes, eaves storage and breath taking views over the gardens and grounds to the countryside beyond, a modern family bathroom and a single bedroom.



outside and the location...

The gardens and grounds are a particular feature extending to approximately 4 acres of level paddocks and formal lawns, a triple garage with a studio flat above has planning consent to be turned into ancillary accommodation planning number: WD/2018/1457/F.

Also planning permission has been granted for an additional double garage WD/2012/2259/LPD. The garden also benefits from a stable block with tack room and tractor store. The property is approached via a long driveway leading to the substantial parking area and triple garage.

The Greenhouse is situated on The Street in the village of Selmeston surrounded by open countryside. The area is famous for the magnificent Michelham Priory, a site of archaeological interest, a former monastery which dates back to 1229 and features the longest water filled moat.

Lewes and Hailsham town centres offers a more comprehensive range of shopping and leisure facilities including a cinema, popular leisure centre and supermarkets and is within 7.5 and 7 miles of the village respectively. Nearby railways stations can be found at Berwick, Polegate and Lewes the latter offering a service to London in 67 mins. The coastal resorts of Eastbourne and Brighton city centre are also within driving distance.

Please check google maps for exact distances and travel times (property postcode: BN26 6UA)

The Street, Selmeston, BN26

Approximate Gross Internal Area = 1931 sq ft / 179.4 sq m
(Excluding Void)

Garage = 873 sq ft / 81.1 sq m

Outbuilding = 560 sq ft / 52.0 sq m

Total = 3364 sq ft / 312.5 sq m

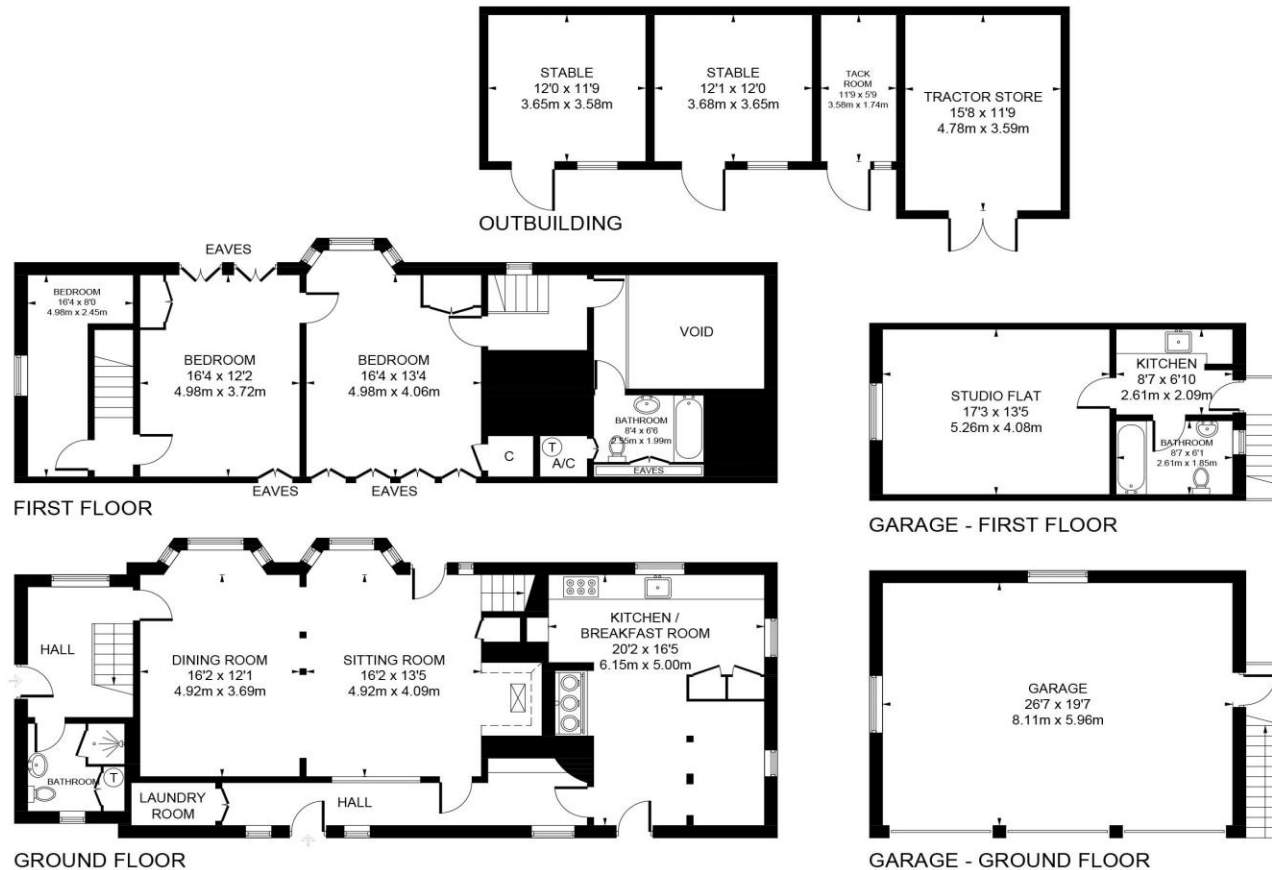


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID656267)

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