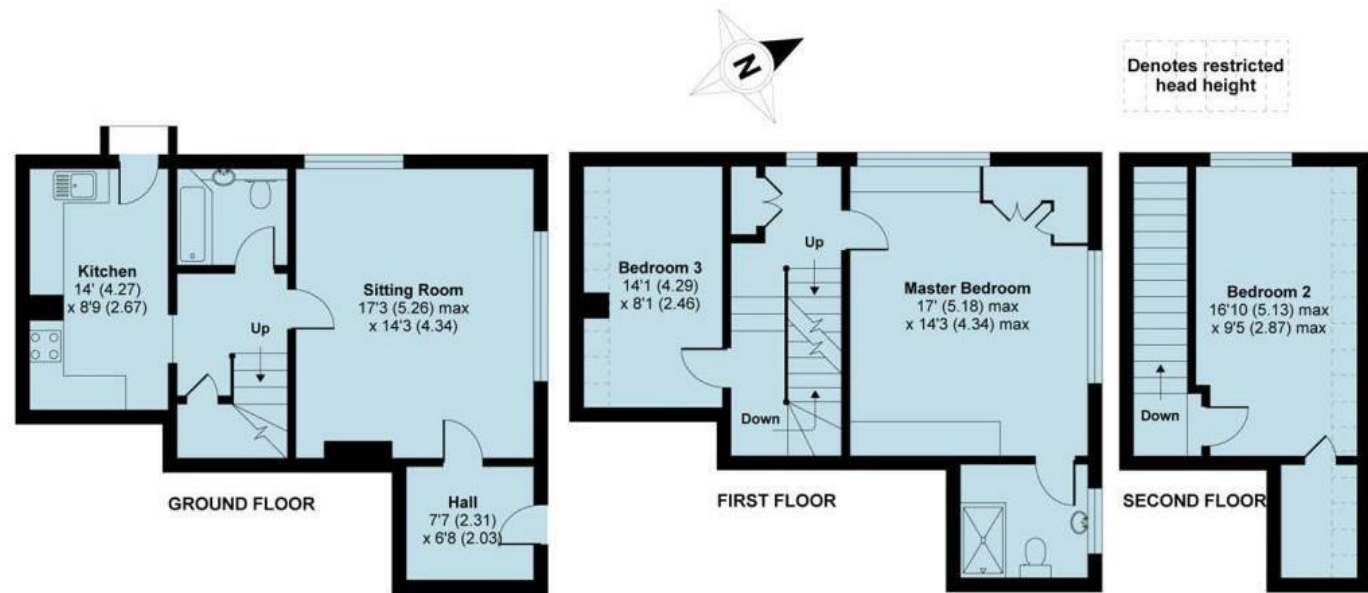


APPROX. GROSS INTERNAL FLOOR AREA 1264 SQ FT 117.4 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
A	B	C	A	B	C
79-100	69-78	55-68	1-10	11-20	21-30
70-78	69-78	55-68	31-40	41-50	51-60
62-69	69-78	55-68	61-70	71-80	81-90
54-61	69-78	55-68	91-100	101-110	111-120
46-53	69-78	55-68	121-130	131-140	141-150
38-45	69-78	55-68	151-160	161-170	171-180
30-37	69-78	55-68	181-190	191-200	201-210
22-29	69-78	55-68	211-220	221-230	231-240
14-21	69-78	55-68	241-250	251-260	261-270
6-13	69-78	55-68	271-280	281-290	291-300
0-5	69-78	55-68	301-310	311-320	321-330




BRITISH PROPERTY AWARDS
 2022
 ★ ★ ★ ★ ★
GOLD WINNER
 PSP HOMES SOUTH ENGLAND (OVERALL)



Casteys Cottage, Haywards Heath Road, Balcombe, West Sussex, RH17 6NZ

Guide Price £600,000 Freehold

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VIEWING BY APPOINTMENT WITH PSP HOMES
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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate. Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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Casteye Cottage, Haywards Heath Road, Balcombe, West Sussex, RH17 6NZ

Guide Price £600,000 - £625,000

What we like...

- * Utterly charming Grade II listed 17th century cottage in the heart of Balcombe.
- * Perfect mix of retained charm and contemporary finishes.
- * Short walk of the village's mainline station, Half Moon Pub and village primary school.
- * Three great size double bedrooms and good ceiling heights (rare in a cottage of this age).
- * No onward chain means a swift move is possible.

Guide Price £600,000 - £625,000

Character Cottage...

Introducing Casteye Cottage. From the moment you approach, this 17th century, Grade II listed cottage's external façade captures the imagination with its timber framed construction sitting under a Horsham slab roof and is nestled in the heart of Balcombe. Interestingly it is believed to be the second oldest property in the village and it stands as a testament to timeless elegance, skilfully blending historic charm with modern comforts - a real treasure for those with a penchant for period properties.

Internally, the cottage exudes a warm, inviting ambience, with its wealth of retained character evident at every turn. Charming features such as exposed beams, fireplaces, latch internal doors and lattice windows offer authenticity and charm. The rustic appeal is further enhanced by the use of natural materials like hardwood flooring, stone and exposed brickwork resonating with the cottage's historical roots.

The cosy living room, with its inviting fireplace, is a perfect retreat for chilly evenings and offers plenty of space for sitting and dining areas. The kitchen, though updated with contemporary amenities, retains its quaint cottage feel, whilst offering a range of units providing generous storage, tiled splashbacks, tiled floor with underfloor heating, four ring gas hob and electric oven, space for dishwasher and space for fridge/freezer and door to the garden. The inner hall also enjoys underfloor heating and has a handy utility cupboard with space for washing machine & tumble dryer.

The main front door provides an entrance from the road but the reality is that the back door will be used far more often, which makes the hallway the perfect study space - ideal for those who work from home.

There is also a beautiful ground floor bathroom that blends the best of rustic charm with contemporary finishes. The exposed brickwork and timbers juxtapose against the stylish tiling and chrome finishes.

The internal hall also provides a hatch to the cellar, believed to be circa 800 years old, and offering excellent storage space.

A turned staircase rises to the first floor which incorporates two of the double bedrooms. The main bedroom is an exceptional size (17ft x 14ft) with a leafy dual aspect, fitted wardrobes and its own modern ensuite shower room.

The second floor offers another fabulous 17ft double bedroom with a large walk in wardrobe. Being tucked away from the rest of the bedrooms, this level is perfect for a guest, teenager or au-pair.

Whilst clearly a character home, there are plenty of modern attributes on offer including gas fired central heating and superfast broadband connection.



Step Outside...

Outside you have a delightful, westerly cottage garden with a path leading to the kitchen door. The garden is mainly lawn with some built-in garden furniture and close boarded fencing surrounding the border. A gated entrance provides access to the gravel driveway for a couple of cars.

Welcome to Balcombe...

Casteye Cottage lies on Haywards Heath Road in the very heart of Balcombe's conservation area, in the High Weald Area of Outstanding Natural Beauty. Village facilities include numerous shops and stores, tea room, village pub, social club, church, sports clubs, primary school and the mainline train station providing links to London (around 45 mins), Gatwick Airport and Brighton. Haywards Heath and Crawley offer more extensive shopping and leisure facilities in addition to mainline railway stations (Haywards Heath to Victoria or London Bridge both approximately 47mins). By road, access to surrounding areas can be gained via the A23(M) which lies approximately 4.5 miles to the west at Handcross or north at Maidenbower.

Balcombe is surrounded by beautiful Sussex countryside. To the east are Balcombe lake & Ardingly Reservoir with their variety of footpaths, bridleways and angling facilities. The area is renowned for the standard of its schooling in both the private and state sectors with Balcombe Primary School being particularly reputable. A school bus runs through the village providing transport to Warden Park secondary school in the neighbouring village of Cuckfield. In the private sector Worth School is less than 4 miles distant in Turners Hill, whilst Ardingly College, Great Walstead and Burgess Hill School for Girls are all easily accessible.

The Finer Details...

Tenure: Freehold

Listed: Grade II

English Heritage Legacy ID: 302353

Conservation Area: Yes - Balcombe

Local Authority: Mid Sussex District Council

Council Tax Band: D

Services: Mains Gas, electric and drainage (not checked)

Available Broadband Speed: Superfast (80 mbps download)

We believe this information to be correct but recommend intending buyers check details personally.

