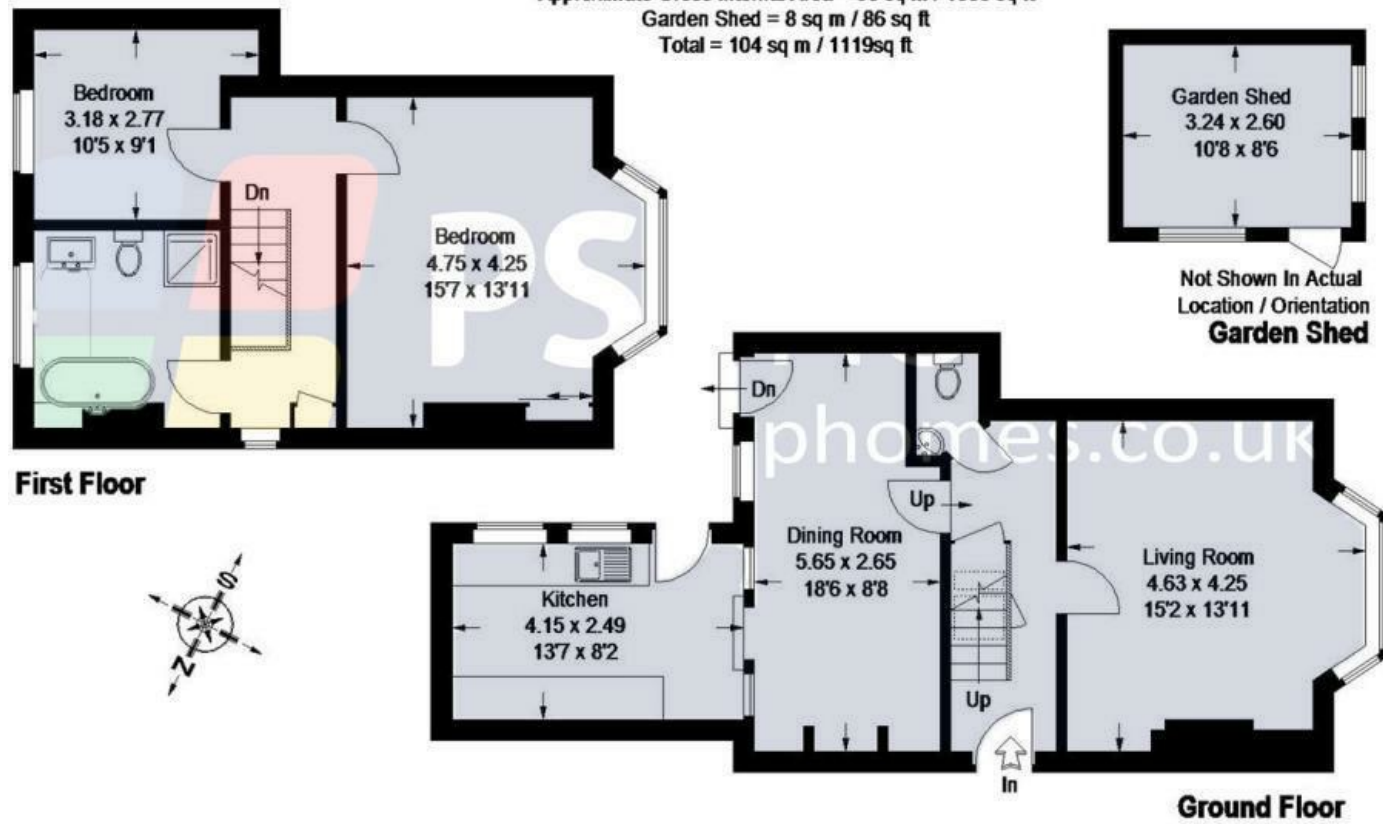


Haywards Heath Road, Balcombe, West Sussex

Approximate Gross Internal Area = 96 sq m / 1033 sq ft
 Garden Shed = 8 sq m / 86 sq ft
 Total = 104 sq m / 1119sq ft



Bagpiths Cottage, Haywards Heath Road, Balcombe, West Sussex, RH17 6PE

Guide Price £550,000 Freehold

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G



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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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Bagpiths Cottage, Haywards Heath Road, Balcombe, West Sussex, RH17 6PE

Guide Price: £550,000 - £575,000

What we like...

- * Gorgeous character home with beautiful period kerb appeal.
- * Perfect combination of period character and contemporary high spec finishes,
- * Superb south-west facing garden.
- * Granted planning permission for impressive kitchen extension.
- * Balcombe is a superb village with thriving community, great pub and mainline station.

Guide Price £550,000 - £575,000

Welcome Home...

Bagpiths Cottage is a gorgeous Grade II listed home and is, without doubt, one of the prettiest cottages in Balcombe. The home has an interesting history and dates from the 16th century in the oldest parts with the later additional of the front bay in the Victorian era. The red brick and ashlar combine to personify period charm.

Internally the home has been greatly updated by the current owners whilst remaining incredibly sympathetic to the age and character that makes this home what it is.

The sitting room forms part of the 16th century part of the house and is an inviting, cosy space with exposed timbers and a beautiful bay window.

The dining room extends to 18ft with a lovely outlook down the garden and enjoys engineered oak flooring. This room flows through to the kitchen which has been beautifully refitted in 2024 with tasteful cabinetry and a range of integrated appliances. Excitingly, there is, granted planning permission for a transformative rear extension. The kitchen would effectively double in size, creating a stunning open plan space with doors on to the garden and large skylights that would flood the room with natural light. Full plans & visuals are available upon request.

The ground floor also has a useful cloakroom.

On the first floor the master bedroom is a fabulous room with large bay window and beautiful exposed timber beams that add to the characterful feel. There is also bespoke fitted wardrobes and drawers and tasteful, calming décor.

The second bedroom is a smaller double and would make the perfect study or guest room. The views over the garden to countryside beyond are simply stunning. During the summer you can even watch Balcombe play cricket!

The family bathroom is gorgeous having been tastefully refitted to a contemporary period style. The bathtub is the perfect spot to unwind after a long day and the views from the tub are delightful.

Further noteworthy benefits include new carpets and flooring, re-plastering, redecoration and gas fired central heating with retro style column radiators.

Simply put, charming cottages of this calibre are rarely available, especially in such desirable and well-connected villages so an early viewing is considered a must!

Outside Oasis...

The rear garden is a real outside oasis, enjoying a lovely south-westerly aspect meaning you are bathed in sunshine through the day. The patio is the perfect spot for some 'al-fresco' dining and the large expanse of lawn is ideal for the children to play.



There are pops of colour in the well-stocked beds and a gate leads out to the rear where you'll find the two parking spaces (accessed from a lane to the rear of the village green). This access is also handy to take you straight out to the Sussex countryside, great for an afternoon stroll or muddy dog walk.

Brilliant Balcombe....

Bagpiths Cottage is located on the Haywards Heath Road in sought-after Balcombe - a fantastic village with a thriving community. The village station is within short walking distance and provides regular mainline services to London & Gatwick Airport (approximate best timings: Victoria 46min; London Bridge 40min; Brighton 26min). Village facilities include Balcombe Stores (great for every day essentials), The Tea Rooms, resident owned Half-Moon gastropub with its own micro brewery (Balcombe Beer is a real hit!), Balcombe Club which hosts music & comedy evenings and brilliant food, St Mary's church, football & cricket clubs and highly regarded Balcombe primary school.

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 Handcross Park School (which feeds to Brighton College) is easily accessible, whilst Ardingly College, Great Walstead and Burgess Hill School for Girls are all within easy reach.

The Finer Details...

Tenure: Freehold

Title Number: WSX345194

Conservation Area: Yes - Balcombe, Mid Sussex

Listed: Yes - Grade II

Available Broadband Speed: Superfast (up to 80Mbps)

Garden Orientation: South-West

Local Authority: Mid Sussex District Council

Council Tax Band: D

We believe this information to be correct but recommend intending purchaser check personally before exchange of contracts.

