



Orchard Cottage North Street, Alfriston, East Sussex, BN26 5UQ

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£750,000

A detached period cottage in the most sought after village in East Sussex! Offering stunning southerly views over the Cuckmere Valley. Combining modern comfort with period features. Surrounded by flint walls and south facing gardens. Village amenities nearby and Seaford just a short drive away!

The cottage blends contemporary comfort with its historic features. The ground floor benefits from underfloor heating, ensuring warmth and comfort throughout, while the original cast-iron radiators add to the property's period charm. A stunning inglenook-style open working fireplace provides a cozy focal point, perfect for those chilly evenings.

Externally, the property is surrounded by traditional flint walls, enhancing its character, while the south-facing gardens enjoy sunlight throughout the day, creating a perfect space for outdoor living. The cottage's position on the edge of Alfriston, a village known for its Old World charm, offers a tranquil lifestyle surrounded by miles of unspoiled countryside.

Porch
This spacious porch offers a warm and inviting entrance to the home. A large area provides plenty of room for coats, shoes, and storage, while a double-glazed window with period-style handles allows natural light to fill the space. Blending practicality with charm, it serves as both a functional and characterful entryway.

Sitting Room
This charming sitting room combines period elegance with modern comfort. Featuring underfloor heating and classic cast iron radiators, it offers a warm and inviting atmosphere. The focal point is a stunning period open fireplace, surrounded by beautifully crafted oak cabinets for both style and storage. Solid oak doors and the oak beam add to the character, while original terracotta window sills and double aspect double-glazed windows with period-style handles enhancing the room's timeless appeal.

Dining Room
This beautifully appointed dining room blends warmth and character with modern comfort. Underfloor heating ensures a cozy atmosphere, while original terracotta window sills add a touch of heritage. With period cast iron radiators and oak period light switches. The rich oak paneling enhances the room's timeless elegance, complemented by double-glazed windows with period-style handles, combining classic charm with energy efficiency.

Snug
This cozy snug offers a perfect blend of comfort and style, featuring underfloor heating and a charming pitched roof that enhances the sense of space. An open connection to the kitchen creates a seamless flow, bringing the outside in and filling the

room with natural light. Patio doors lead to a separate courtyard, providing a private outdoor retreat ideal for relaxation or entertaining.

Kitchen 10' x 9' 5" (3.05m x 2.87m)
This beautifully designed kitchen combines modern convenience with timeless charm. Fitted just two years ago, it features underfloor heating for year-round comfort, while a stunning range cooker, only three months old, serves as a standout centrepiece. An elegant oak beam adds character, complemented by period oak light switches that enhance the traditional feel. A double-glazed window with period-style handles brings in natural light, and a door provides direct access to the courtyard, seamlessly connecting indoor and outdoor spaces.

Shower Room 8' x 6' 8" (2.44m x 2.03m)
This stylish shower room seamlessly blends modern convenience with period charm. It features a fitted power shower for a luxurious experience, while a built-in cupboard provides practical storage. Double-glazed windows with period-style handles add character, allowing natural light to brighten the space. Thoughtfully modernised, this room retains its classic appeal while offering contemporary comfort.

The master bedroom is a bright and spacious retreat, filled with character and charm. Double-aspect double-glazed windows with period handles allow natural light to stream in, highlighting the warmth of the solid maple flooring. Original terracotta window sills and period oak light switches add to the room's timeless appeal. A classic wedged and braced door enhances the traditional feel. The adjoining dressing room features built-in wardrobes, providing ample storage while maintaining the room's elegant and airy atmosphere.

En-Suite 9' 4" x 5' 11" (2.84m x 1.80m)
This elegant en-suite blends classic charm with modern comfort. A stunning roll-top bath serves as the centrepiece, complemented by a cast iron radiator for warmth and style. The double-glazed window with period handles allows natural light to fill the space, while original terracotta window sills add a touch of heritage. A beautifully designed sink basin and toilet complete this characterful and relaxing retreat.

The second bedroom is a bright and spacious double, offering both comfort and character. Double-glazed windows with period handles allow plenty of natural light, complemented by original terracotta window sills and maple flooring that add a touch of heritage. A built-in wardrobe provides convenient storage, while a classic wedged and braced door and oak period light switches enhance the room's timeless charm.

Bedroom Three 9' 2" x 8' 1" (2.79m x 2.46m)
Bedroom three is a bright and airy space, featuring double-aspect windows with period handles that fill the room with natural light. With maple flooring. The room boasts an oak library bookcase for convenient storage and a vaulted ceiling with exposed oak beams, adding a sense of grandeur and charm. This delightful room offers a peaceful, spacious retreat full of character.

This charming detached period cottage, located just outside the South Downs National Park Conservation Area, offers an idyllic combination of modern living and period character in the sought-after village of Alfriston. The property enjoys breathtaking southerly views over the picturesque Cuckmere Valley and the South Downs, providing a peaceful rural retreat while being well-connected to local amenities and transport links.









Porch

Entrance Hall

Living/ Dining Room

24'4" x 22'8" (7.42m x 6.91m)

Kitchen

10'0" x 9'5" (3.05m x 2.87m)

Shower Room

**Stairs from Hallway to First
Floor Landing**

Bedroom One

14'7" x 11'3" (4.45m x 3.43m)

Dressing Room

Ensuite Bathroom

Bedroom Two

11'9" x 9'7" (3.58m x 2.92m)

Bedroom Three

9'2" x 8'1" (2.79m x 2.46m)

Front, Side & Rear Gardens

EPC: E

Council Tax: E







Ground Floor



First Floor

Total floor area 109.4 sq.m. (1,178 sq.ft.) approx

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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