



1 Harping Hill, Piddinghoe, East Sussex, BN9 9AJ

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£750,000

A delightful grade II listed 17th century flint cottage, detached with 4 bedrooms and no onward chain.

The property retains much of the original character/charm including exposed beams, brace'n'latch doors through-out and with all principle rooms in the house facing south with views. An entrance porch with flagstone flooring opens into the dining area with views over the garden to distant farmland, stone tile flooring, cast iron fireplace with inset tiles and staircase leading to the first floor. The Stone tile flooring continues into the dual aspect kitchen, with views through trees. The triple aspect living room has a wood burner in situ, vaulted ceiling with mezzanine walk way to bedroom 2 and French doors into the conservatory. The conservatory is brick based with commanding views over the garden and countryside views. A bathroom completes the ground floor accommodation. Upstairs all 4

bedrooms have superb views with bedroom 1 having a dual aspect, bedroom 2 with its river views is accessed via an open mezzanine walk way above the living room. A shower/wc concludes the first floor.

Outside the pretty southerly facing garden wraps around 2 elevations of the property. Predominately laid to lawn with flower beds and views over the countryside. A home office/workshop is tucked behind the cottage with power and views. A covered stairwell leads down to the large single garage which has power, lighting and electric roller door.

Situated on a hillside, on the edge of the Ouse Valley, just outside Piddinghoe village. The village adjoins the river Ouse and has a 12th century church, village hall, boating and fishing lake. The county town of Lewes and harbour town of Newhaven are 7 and 2 miles respectively. Lewes mainline railway station offers connections to London Victoria in just over an hour. Newhaven offers ferry services to Dieppe. The city of Brighton is about 10 miles distant.









Entrance Hall

Kitchen

15'11" x 4'3" (4.85m x 1.30m)

Dining Room

15'11" x 14'2" (4.85m x 4.32m)

Living Room

18'6" x 17'9" (5.64m x 5.41m)

Conservatory

16'5" x 12'3" (5.00m x 3.73m)

Bathroom

9'6" x 9" (2.90m x 2.74m)

Landing

Bedroom One

15'11" x 14" (4.85m x 4.27m)

Bedroom Two

13'8" x 9'7" (4.17m x 2.92m)

Bedroom Three

9'5" x 9'2" (2.87m x 2.79m)

Bedroom Four

9'5" x 8'11" (2.87m x 2.72m)

Shower Room

Home Office/Workshop

21'4" x 9'6" (6.50m x 2.90m)

Garage

27'8" x 13'2" (8.43m x 4.01m)

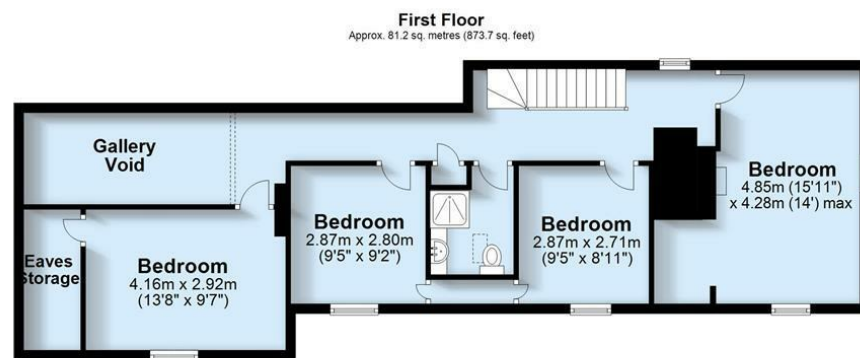
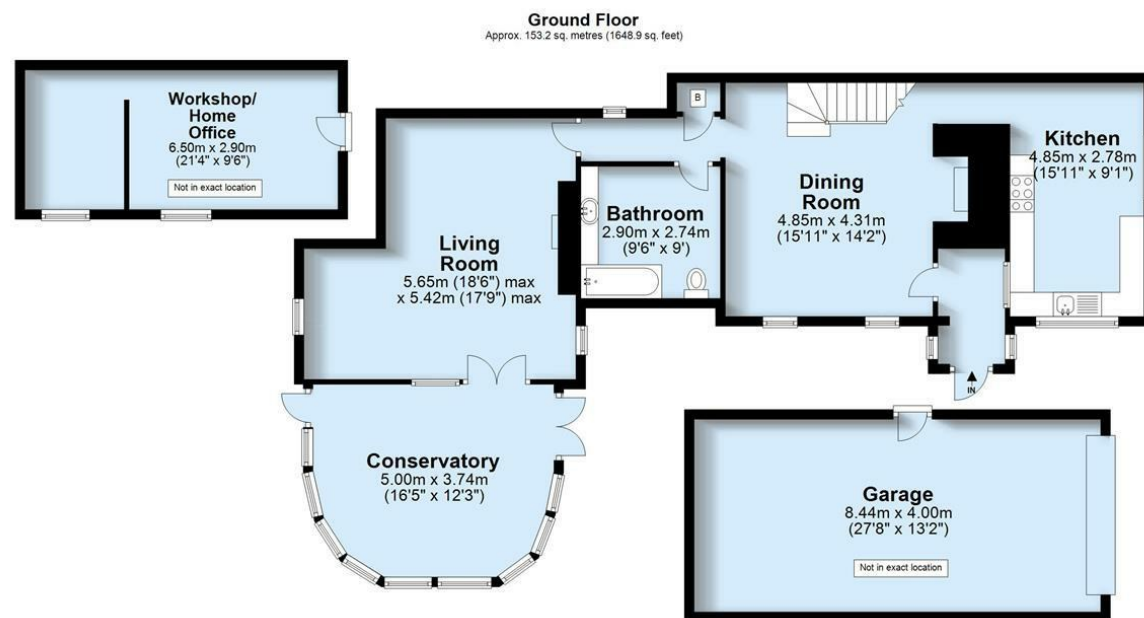
Garden

Council Tax Band - E

EPC - Exempt







Total area: approx. 234.4 sq. metres (2522.6 sq. feet)

Please note these plans are for identification purposes only and may not be to scale.
Plan produced using PlanUp.

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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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