



# Yew Tree Cottage

The Street | Bolney | Haywards Heath | RH17 5PJ



BY DESIGN

Welcome

# Step Into Timeless Elegance

Occupying a wonderfully private and secluded position along a quiet country lane, this enchanting Grade II listed detached cottage, together with its separate, converted barn annexe, is set within beautifully established grounds approaching half an acre. Believed to date back in part to the 17th century, the home blends traditional craftsmanship with a timeless country aesthetic. A wealth of original features are found throughout, including exposed beams, leaded light windows, and an impressive Inglenook fireplace that forms the focal point of the spacious sitting room.

## Key Features

- ✓ Grade 2 listed home
- ✓ 3 Bedrooms in main house, 2 bedroom detached annexe
- ✓ West facing garden around half an acre



5  
Bed



3  
Bath



Large  
driveway



2002  
sqft



Living

# Full Of Character

The sitting room provides double doors that open onto the rear terrace, allowing for an easy transition between indoor and outdoor living. There is also a cosy second reception room with an open fireplace and a traditional cottage front door. A well-appointed family bathroom completes the ground floor accommodation.



## Dining & Kitchen

# Crafted for Culinary Moments

The heart of the home is a bespoke country-style kitchen, thoughtfully designed to provide an open-plan space for cooking, dining and informal entertaining. This inviting area flows effortlessly into a delightful breakfast/dining zone, creating a warm and social atmosphere.



## Beds & Baths

# Comfort & Style

Upstairs, the principal bedroom benefits from its own en-suite shower room and large window overlooking a mature magnolia tree. The two further double bedrooms offer charming views over the gardens.



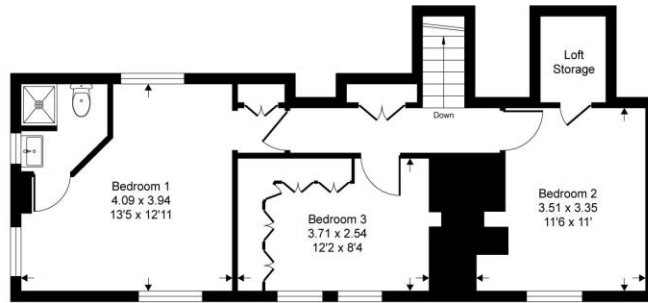
# Discover More

The property enjoys a peaceful yet well-connected setting, with scenic countryside walks and dog-friendly trails accessible directly from the doorstep. The village of Bolney offers a traditional pub, a popular recreation ground, the award-winning Bolney Wine Estate with its vineyard café and the Cider Tap with pizza restaurant and coffee house, all within walking distance. Cuckfield, just four miles away, provides boutique shops and cafés, while the larger town of Haywards Heath offers a full range of amenities and a mainline station with fast links to London Victoria and London Bridge.

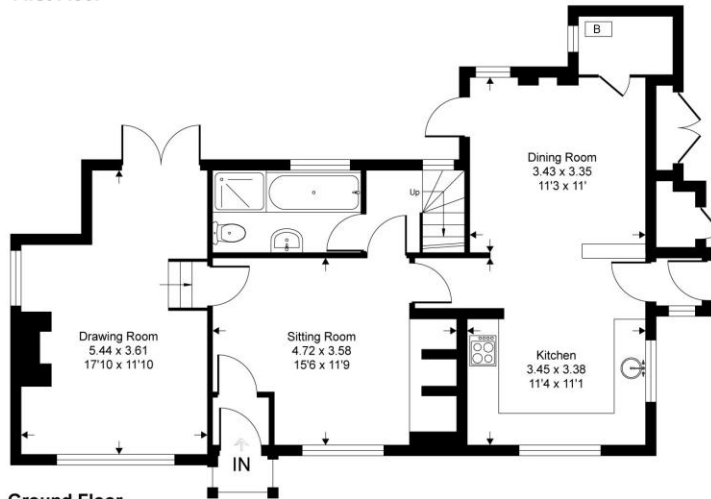


## Yew Tree Cottage, RH17

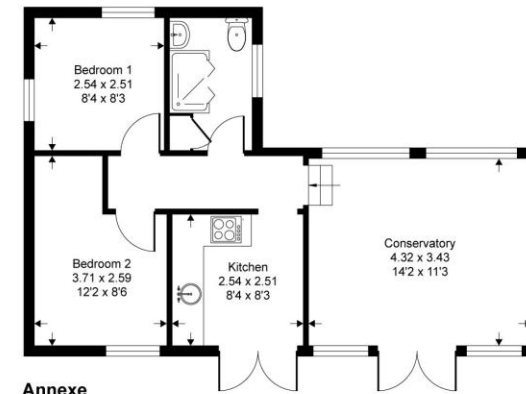
Approximate Gross Internal Area = 121.3 sq m / 1306 sq ft  
 Approximate Annexe Internal Area = 45.8 sq m / 493 sq ft  
 Approximate Outbuilding Internal Area = 18.8 sq m / 203 sq ft  
 Approximate Total Internal Area = 185.9 sq m / 2002 sq ft



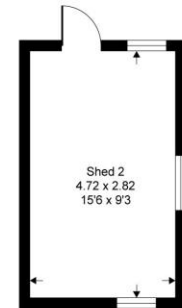
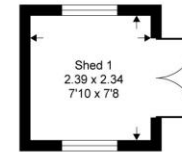
First Floor



Ground Floor

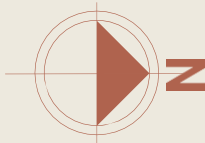


Annexe



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*Please do get in touch*

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