



'The Hayloft' 12 The Glebe, Lindfield, West Sussex, RH16 2JS

Guide Price £825,000 Freehold

Mansell McTaggart Lindfield



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A wonderfully converted former hayloft restored to an exceptional standard and is situated in a highly sought after cul-de-sac walking distance of the picturesque village High Street

Built in 1901, extended in the mid 1960s and underwent a renovation program in 2001. Flexible accommodation currently set up as 2 Double Bedrooms and 2 Shower Rooms (formerly arranged as a 3 Bedroom)

- **Reception Hall** with storage cupboards, inner lobby / **Study Area** with storage cupboard, shelving, desk and stairs to first floor
- **Double Bedroom** with fitted wardrobes
- **Shower Room** fitted with a white suite, tiled cubicle, low level WC and wash basin
- Spacious triple aspect **Kitchen / Breakfast Room** extensive fitted units, granite worksurfaces, sink unit, island, range cooker, washing machine, dryer, fridge, tall fridge/freezer, larder, wooden floors plus space for table and chairs
- A stunning triple aspect **Sitting / Dining Room** (Dining Area was previously Bed 3) folding doors, bay window, fire and doors onto the garden
- **First Floor:** landing, book shelving and velux
- Double aspect **Principle Bedroom** eave storage, 2 windows, double clothes rails and cupboards
- Re-fitted **Shower Room** white suite, tiled cubicle, low level WC, wash basin and velux window. Door into the **Loft Space** boarded, lighting, excellent potential for development, if required (STPP)



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EPC Rating: C and Council Tax Band: E

- **Outside** - 75' block paved **Private Driveway** leading to the **Garage**.
- A private 68' max x 33' max **West Facing Front Garden** paved seating area with shaped lawns, colourful and mature plants, flowers and shrubs, gated access around to the rear of the property.

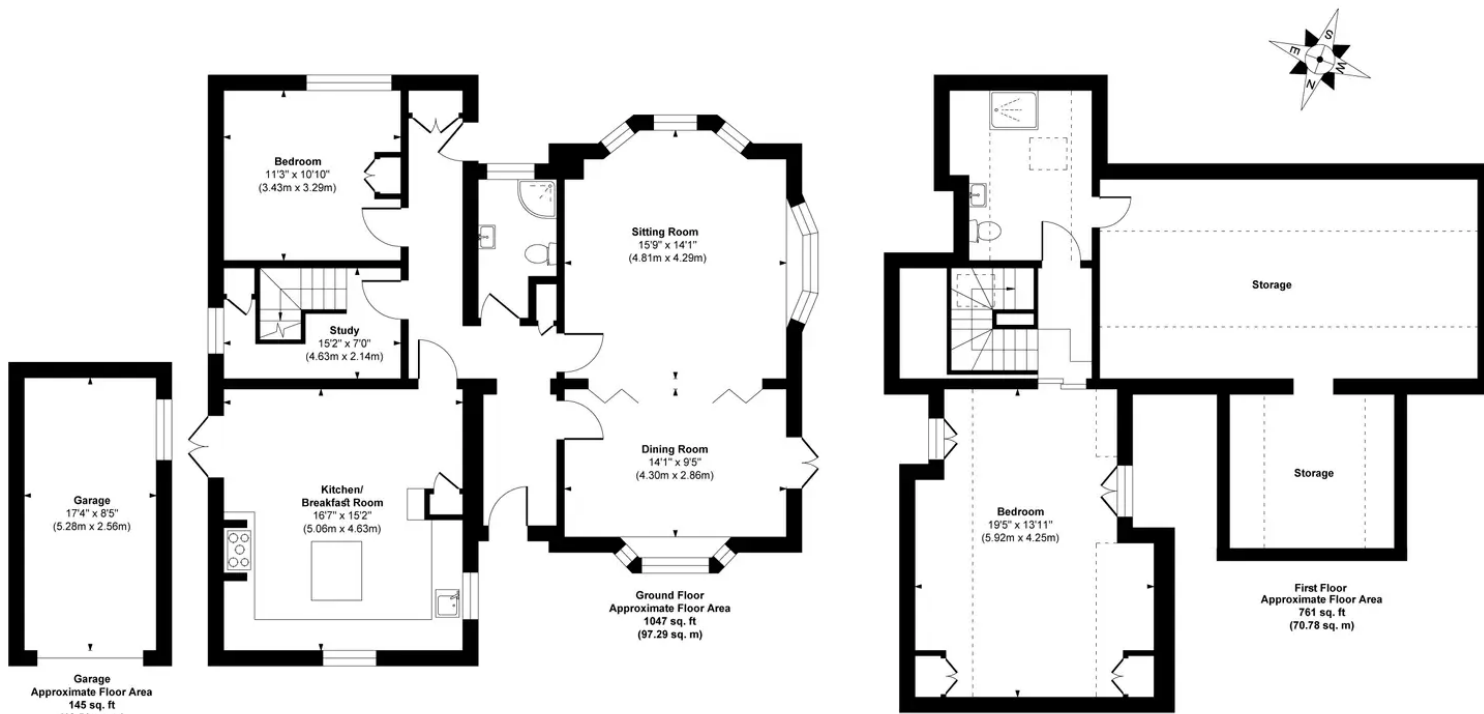
LOCATION - The property is situated in a tucked away position off Denmans Lane, which is located off the Hickmans Lane end and is a prime village address with playing fields nearby and a short walk of the High Street, local pub, shops, stores, churches and pond. Lindfield has numerous sports clubs, leisure groups and societies including the long established Bonfire Society.

BY ROAD - Access to the major surrounding areas can be gained via the A272 and the A23/M23 linking with Gatwick Airport and M25.

SCHOOLS - Lindfield Primary School (0.7 miles) Blackthorns Primary School (0.8 miles), Oathall Community College, Secondary School (0.7 miles). The local area is well served by several independent Schools: Great Walstead (2 miles) and Ardingly College (2.5 miles).

STATION - Haywards Heath mainline railway station (1.2 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).





Approx. Gross Internal Floor Area 1953 sq. ft / 181.58 sq. m (Including Garage)

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