



Lidham Cottage, Lower Lidham Hill Farm North Lane

£700,000 Freehold

A unique rural home set at the end of a private lane with far-reaching views, a separate annexe, solar panels and its own borehole for water, offering flexible living, income potential and a peaceful lifestyle surrounded by countryside. Guide price £700,000 - £725,000.



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Set at the end of a private lane, surrounded by open countryside and enjoying far-reaching views across the valley, this unique and highly versatile property offers a rare combination of privacy, flexibility and future potential. Approached via a long driveway shared with a neighbouring farm, the property opens onto a generous paved parking area with space for multiple vehicles, bordered by mature planting and offering a sense of arrival befitting its setting.

The main cottage is entered via a lobby with oak flooring, leading into an impressive open-plan split-level living space. This is undoubtedly the heart of the home, defined by a vaulted ceiling, exposed oak post and a warm, cohesive finish throughout. The upper level is arranged as a dining area with access through to the kitchen and bedrooms, while the lower level provides a superb sitting room with a brick fireplace and log burner. Full-height glazing and bi-fold doors open directly onto the garden, seamlessly connecting indoor and outdoor living.

The kitchen spans the full width of the property and is both bright and well-equipped, featuring Amtico flooring, tiled walls, Velux window, integrated appliances including double oven and induction hob, and ample storage. There is also space for additional freestanding appliances, making it a highly functional everyday space.

The principal bedroom with bi-fold doors opening onto a private two-level stone and brick terrace, perfectly positioned to take in the views - from inside or out. It benefits from a modern en-suite with walk-in shower and quality fittings. The second bedroom is also served by its own en-suite furnished shower, vanity unit and contemporary fittings.

The annexe, set across a paved courtyard, adds a significant layer of flexibility. It includes a utility area, open-plan living/sleeping space, and a fully fitted shower room, along with two attic rooms above suitable for office use or storage. Planning permission is in place to connect the annexe to the main house, offering clear scope to reconfigure into a larger single dwelling if desired.

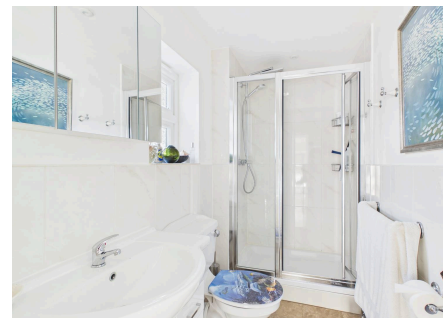
Standalone studio with W/C and handbasin, a sink unit and electric heating. Currently in use as an office, sewing room and glass studio (with Kiln)

A wide, two-level terrace is complemented by sweeping areas of lawn, trees and mature and colourful borders. Beyond the garden fence is a wildflower meadow (inspired by nearby Great Dixter), with a chestnut tree, weeping willow, and flowering cherry trees. There are two sheds, a shepherd's hut (provided with electricity and water) and a fish pond with fountain

From a practical and sustainability perspective, the property benefits from solar panels with battery storage, generating income via a feed-in tariff, air-source heat pumps and a private borehole water supply, removing the cost of water rates.



- Detached rural home with far-reaching countryside views
- End of private lane position offering excellent privacy
- Separate one-bedroom annexe with independent access
- Planning permission granted to connect house and annexe
- Stunning split-level open plan living space with vaulted ceiling
- Solar panels with battery storage and feed-in tariff income
- Private borehole water supply (no water rates)
- Generous parking and driveway for multiple vehicles
- Established gardens with pond, two-level terrace and planting areas
- Excellent potential for multi-generational living, home working or income use



Overall, this is a property that offers not just a home, but a lifestyle—equally suited to those seeking multi-generational living, income potential, or simply a peaceful retreat within easy reach of Rye, the coast and mainline transport links.





Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1908 ft²
177.3 m²

Balconies and terraces

141 ft²
13.1 m²

Reduced headroom

77 ft²
7.1 m²

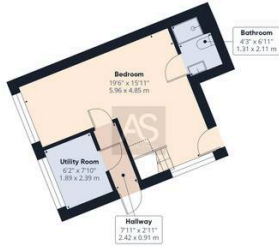
(1) Excluding balconies and terraces

Reduced headroom

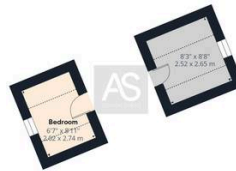
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Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Floor 0 Building 3



Floor 1 Building 3



Floor 0 Building 1

Approximate total area⁽¹⁾

1152 ft²
107 m²

Balconies and terraces

141 ft²
13.1 m²

(1) Excluding balconies and terraces

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