

Ty Llon Park Corner, East Hoathly, Lewes, BN8 6RD

ROWLAND GORRINGE

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Guide Price £775,000

Set within an established plot of approaching four acres where tranquillity and privacy abound, is this haven of solitude, a rare bird in today's market. Located in the heart of East Sussex countryside that is designated as being of outstanding natural beauty, is this detached three bedroom bungalow, affording considerable scope and untapped potential.

Originally constructed in the mid 20th century of traditional brick built elevations, all under a shallow pitched pantile roof, as the engineers accommodation for the neighbouring mast, then believed to have been commissioned for use as a radar pylon for aircraft during the second world war.. More recently the property has evolved as a private residence, that has been the home for an award winning dog breeder, with adjoining paddocks and woodland ideal for such purposes or as a thriving small holding.

The well planned accommodation is found as follows:-
Reception/Dining Hall: Drawing Room: Kitchen/Day Room with wood burner (formerly third bedroom): Two double Bedrooms: Dining Room with feature fireplace/Third Bedroom: Office (former Kitchen): Bathroom: Shower: Cloakroom: Workshop of vast proportions ideal for a multitude of professional or recreational purposes: Kennel: Integral Garage with heavy Oak doors: UPVC framed double glazed windows are appointed throughout the residential accommodation, fitted in 2019.

Outside: This inspiring country residence is approached by a tree lined unadopted single track road, in turn accessing a broad driveway with turning area, that provides secure parking for vehicles. The formal gardens and fenced paddocks are enclosed by established hedging along with the woodland coppice, full of mature oaks. All surrounded by open countryside providing a truly inspiring aspect and environment. In all the plot is believed to be approaching 4 acres (TBV). AGENTS NOTE: Within the boundary, approximately ten metres from the property is the siting of an electricity sub station, all enclosed within a brick built outbuilding.

Directions:
https://w3w.co/split.transcribes.forgotten

Services: Mains water and electricity are appointed o the property. Electric heating: Private (septic tank) Drainage: Local Authority: Wealden District Council, Tax band F

Location: Park Corner lies approximately 1.1 miles to the south of the thriving village of East Hoathly, with the equally charming village of Laughton just under 2 miles to the south west of Ty Llon. Laughton, which has a church, village hall, village store, pub/hotel with restaurant, showground and well attended primary (All Saints C of E) school. The historic county town of Lewes provides an excellent range of shops, restaurants and recreational facilities. There is a village bus, running 6 days a week, that goes to Lewes, Brighton & Eastbourne every 30 minutes. Communications links abound: A22 London to Eastbourne road gives access to major regional centres, London airports and the motorway network, and Lewes station provides regular direct services to London Victoria in 60 minutes. Uckfield railway station also provides access to London Bridge in 80 minutes. The area offers a good selection of state primary and secondary schooling, with Bede's preparatory school just 4.5 miles away, together with a wide range of further independent schools.











Reception Hall

Kitchen/Breakfast/Family Room
31'5" x 11'2" (9.58m x 3.40m)

Shower

Sitting Room
23'11" x 17'3" (7.29m x 5.26m)

Bedroom One
14'6" x 10" (4.42m x 3.05m)

Bedroom Two
11'11" x 10" (3.63m x 3.05m)

Dining Room/Bedroom Three
18'11" x 10'2" (5.77m x 3.10m)

Office
10'4" x 8'11" (3.15m x 2.72m)

Bathroom

Workshop
33'2" x 23'8" (10.11m x 7.21m)

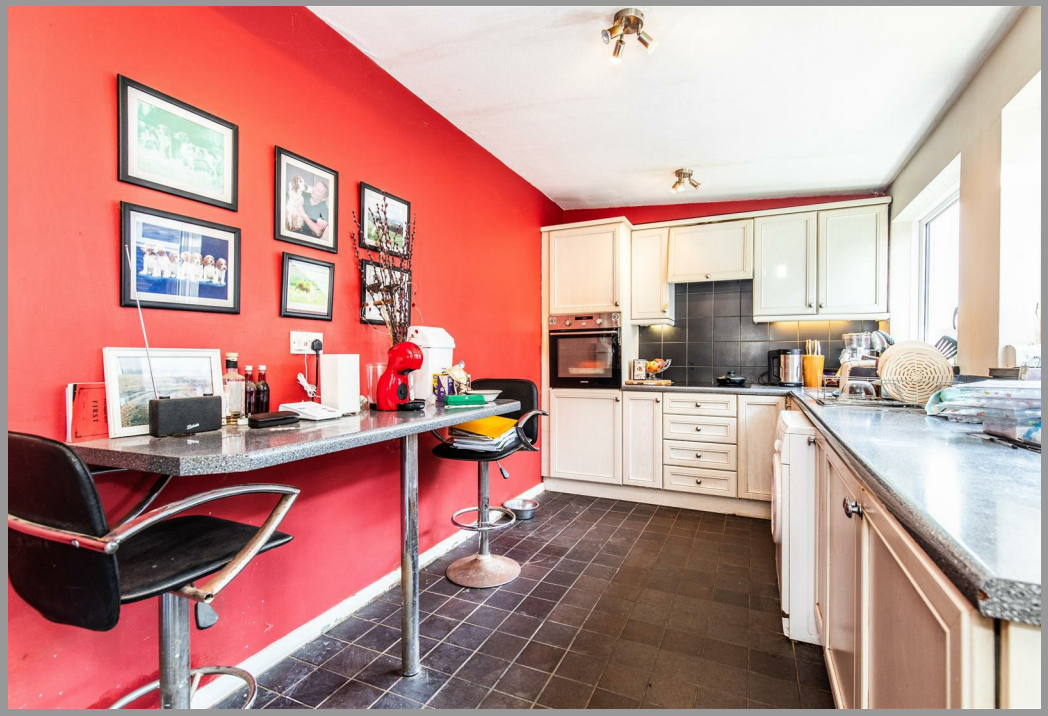
Kennel
18'2" x 8'10" (5.54m x 2.69m)

Garage
17'5" x 10'2" (5.31m x 3.10m)

Gardens and grounds including paddock and woodland

EPC: E

Council Tax Band: F










Premier





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Approximate Gross Internal Area = 146.2 sq m / 1574 sq ft
Workshop = 75.1 sq m / 808 sq ft
Garage = 16.6 sq m / 179 sq ft
Total = 237.9 sq m / 2561 sq ft

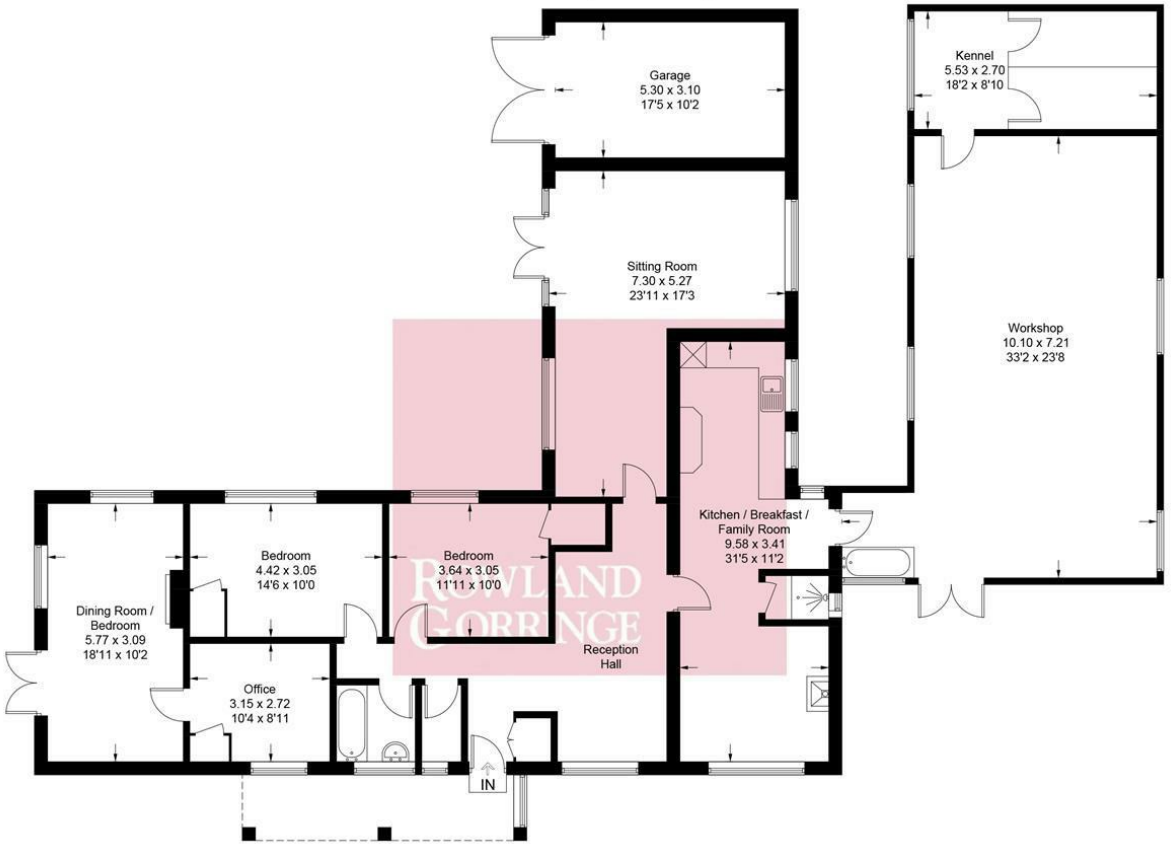


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024

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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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