



£900,000-£920,000 guide price

Pinmill, Norlington Lane, Ringmer, East Sussex, BN8 5SH

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Overview...

We are delighted to present this charming, detached six-bedroom home, occupying a peaceful semi-rural setting over apx 1/3 acre, on the outskirts of the highly sought-after village of Ringmer.

Surrounded by open countryside, the property enjoys far-reaching views to both the front and rear, alongside a wealth of character, and a versatile self-contained annexe, offering excellent flexibility for multigenerational living, guest accommodation or those seeking additional independent space.

The main accommodation comprises a spacious sitting room with an original feature fireplace and direct access to the garden, a kitchen fitted with bespoke wooden cabinetry, a separate utility room, two ground floor bedrooms and a shower room.

On the first floor are four further bedrooms enjoy an abundance of natural light and attractive countryside views, with the principal bedroom benefiting from fitted wardrobes and an en suite. The annexe offers a dual aspect sitting room with an impressive feature fireplace, fitted kitchen, utility room and bathroom.

Outside, beautifully maintained gardens overlook open fields with seating areas and vegetable patches, while a brick-built double garage provides excellent additional storage.



The property...

ENCLOSED PORCH- Composite front door with front aspect double glazed windows, brick built with ample space for shoes and coats. Door to-

ENTRANCE HALL- A generous hall with solid wood steps first floor and doors to principal rooms

BEDROOM/STUDY- A single bedroom or working from home space with front aspect double glazed windows overlooking the front of the property

SHOWER ROOM- Fitted with a walk-in shower with tiled surround and glass screen, hand wash basin with set in vanity unit below, low-level wc and side window

KITCHEN/DINING ROOM- A light and airy space fitted with a comprehensive range of bespoke wooden cabinetry and base units with complementing work surfaces, a butler sink with adjacent swan neck mixer tap sits below an expansive rear aspect double glazed window, overlooking the stunning rear garden and open fields beyond. 4 ring gas hob with integrated cooker hood above and oven below with space for further appliances. Tiled flooring and space for a dining table creates a great space for everyday living and entertaining. Door to-

UTILITY- A convenient space, separate from the kitchen, with matching wooden cabinetry and space for washing machine and dishwasher below, ceramic butler sink with mixer tap, splash back and rear aspect double glazed window above, overlooking the rear garden. Fitted cupboards provide further storage and can act as a pantry, while a door to the side provides alternate access

SITTING ROOM- A generous space, measuring an impressive 18'5ft x 13'6ft, with a beautiful original feature fireplace, an exposed brick recess houses a cast iron log burner with granite hearth and wooden mantel. Flooded with natural light from the floor to ceiling rear aspect double glazed windows and sliding doors providing direct access to the rear garden, creating a natural blend between indoor and outdoor living

BEDROOM- Double bedroom with front aspect double glazed window and door providing access to the annexe. Potential for use as study space for extra reception room, or as the bedroom for the annexe



The property and Outside...

FIRST FLOOR LANDING- Wooden balustrade leads spacious landing with front aspect double glazed window overlooking front of property and further over open fields, storage cupboard, hatch to loft and doors to principal rooms

BEDROOM- A super double bedroom with generous rear aspect double glazed windows overlooking the rear garden, built in wardrobes run along one wall, door to generous eaves storage and airing cupboard. Door to-

EN SUITE- Modern suite comprising a walk in shower with tiled surround and glass screen, hand wash basin with set in vanity unit below, chrome heated towel rail and obscured front windows

BEDROOM- Generous double bedroom with wardrobe recess, pedestal hand wash basin with tiled splashback and expansive rear aspect double glazed window

BEDROOM- A great double bedroom with pedestal hand wash basin with tiled splashback and rear aspect double glazed windows enjoying a pretty southerly outlook

BEDROOM- Naturally bright single bedroom with front aspect double glazed windows

CLOAKROOM/W.C.- Pedestal wash hand basin, low-level W.C. and obscured front window

FRONT OF PROPERTY- Gated dual approach to a driveway providing ample off-street parking. Leading to the garage and property

GARAGE- Brick built double garage with electric up and over doors, EV charging point, skylights, built in cupboards and pedestrian rear door. W.C. is accessed from the rear

REAR GARDEN- A generous garden wraps around the property, predominantly laid to lawn bordered by privacy hedges, with a variety of trees, plants and shrubs. Areas of paved patio wrap around the property creating ideal areas for al fresco dining and entertaining, while to the rear, generous vegetable patches and plantations are ideal for keen gardeners





Location...

Norlington Lane is situated on the Northern peripheries of the much-desired Ringmer village; whilst being on the outskirts and having the rural tranquillity, it is still within easy reach of The Village Green with wildlife pond, children's playground and recreation ground.

Ringmer is a large village nestled in the South Downs, located just 2 miles East of Lewes. The village boasts both a primary and a secondary school with buses providing services to further education. In the heart of the village we find a parade of local shops including a Morrisons Local, a butchers, a café, and a popular bakery to name a few.

Ringmer benefits from a modern health centre and pharmacy and also two public houses within the village, and a third just to the outskirts, all of which offer dining services. There are many sports clubs including football, bowls, and cricket and more leisurely activities are held at the village hall.

Tenure - Freehold
Electric Warm Air Heating
Annexe - Electric underfloor heating
Solar P.V. and Solar Thermal Double Glazing.
EPC Rating - C Annexe EPC Rating - B
Council Tax Band - G





Annexe...

ENCLOSED PORCH- To the side, a door leads to a dual aspect porch with space for coats and shoes and door to-

ENTRANCE HALL- Naturally bright with built in cupboards and drawers creating an ideal study space with doors to principal rooms

SITTING ROOM- A wonderful dual aspect space enjoying an impressive, exposed brick feature fireplace with cast iron log burner. To the side and rear double-glazed windows overlook the gardens while light is furthered from the skylight. To the rear bi-fold doors allow direct access to the garden with an ideal outdoor seating area. Door to-

KITCHEN- Fitted with Shaker style wall and base units with wooden effect work surfaces, butler sink sits with a chequered tiled surround and an expansive rear aspect window above enjoying a pretty outlook. 4 ring ceramic hob with cooker hood above and oven below and space for appliances.

UTILITY- Front and side windows with pretty outlook, shaker base units with butler sink and space for washing machine

BATHROOM- Fitted with a panel enclosed bath, separate shower unit with tiled surround and tiled surround, wc, bidet and hand wash basin with set in vanity unit



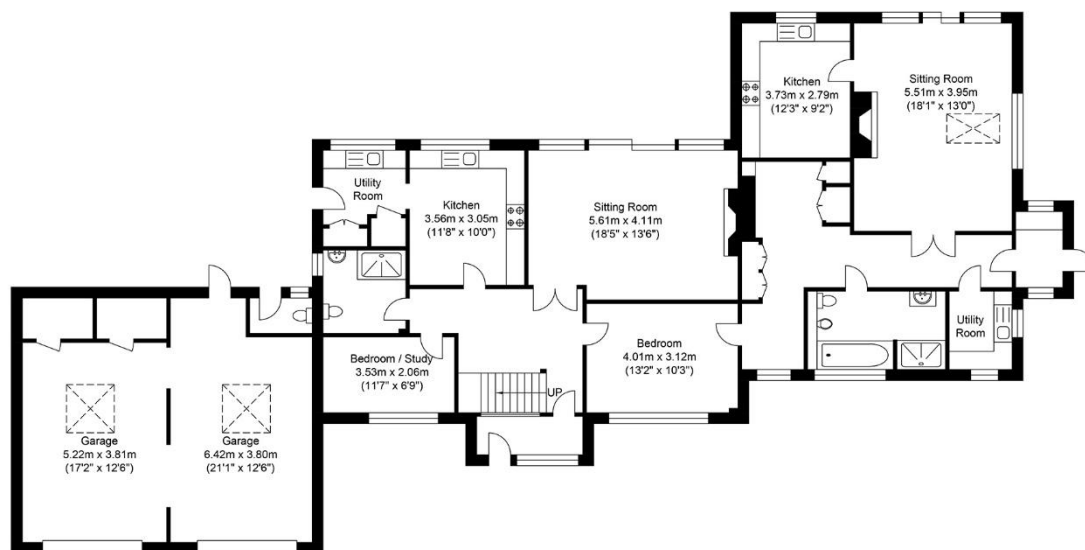


Enquiries...

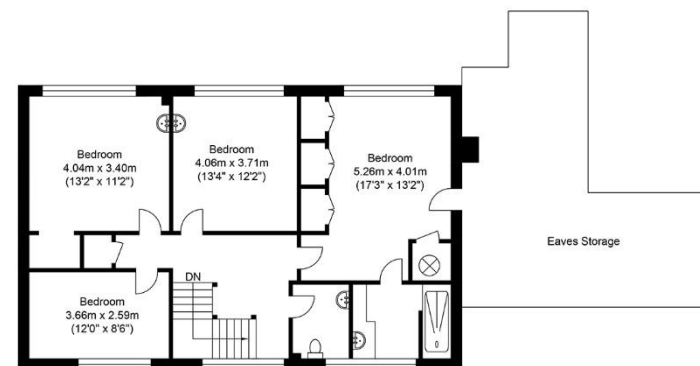
For an appointment to view or any further enquiries, please contact our Lewes office on-

01273 407929 or

ringmer@mansellmctaggart.co.uk



Ground Floor
Approximate Floor Area
2307.99 sq ft
(214.42 sq m)



First Floor
Approximate Floor Area
900.72 sq ft
(83.68 sq m)

Approximate Gross Internal Area (Including Garage & Excluding Eaves Storage) = 298.10 sq m / 3208.72 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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