

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



## Grove Hill, Hellingly, BN27 4HH

- ▼ 4 Bedroom Detached Home
- ▼ Over 1 Acre & A Pond
- ▼ Gorgeous Setting
- ▼ Modernisation Required
- ▼ Potential To Extend STPP
- ▼ No Onward Chain



### EPC RATING

Current:  Potential:  
EPC Awaited

**£650k - £675k**



## Grove Hill, Hailsham, BN27 4HH

Nestled within a delightful rural setting, Melody Cottage is a charming detached character home that has been thoughtfully extended over the years to create spacious and versatile accommodation, all set within grounds of approximately 1.08 acres. While the property would now benefit from modernisation throughout, it offers an exciting opportunity to create a superb country home tailored to individual taste. The ground floor provides a generous and well-balanced layout. A spacious sitting room forms the heart of the home, offering excellent proportions for both everyday living and entertaining. The kitchen/breakfast room serves as a practical family space, complemented by a separate dining room ideal for more formal occasions. A ground floor cloakroom adds convenience, and the overall layout reflects the cottage's gradual evolution, resulting in a home full of character and potential. Upstairs, there are four well-proportioned bedrooms arranged around a central landing. One of the bedrooms benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom. The accommodation is flexible and well suited to family life, guest space or home working. The property is approached via a generous driveway providing ample off-road parking. An impressive L-shaped barn offers tremendous scope for conversion to a variety of uses, subject to the necessary planning permissions. The grounds are a particular highlight, extending to approximately 1.08 acres. The traditional garden is interspersed with mature planting and includes a large pond, creating a picturesque and tranquil setting. The property enjoys far-reaching views over adjoining farmland, providing a wonderful rural backdrop. Melody Cottage represents a rare opportunity to acquire a characterful home with extensive outside space and significant potential for improvement and enhancement, all set within an idyllic countryside environment.

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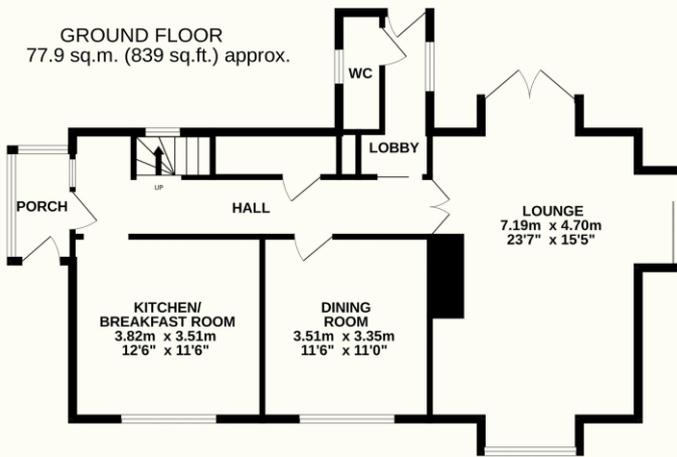
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The Property  
Ombudsman

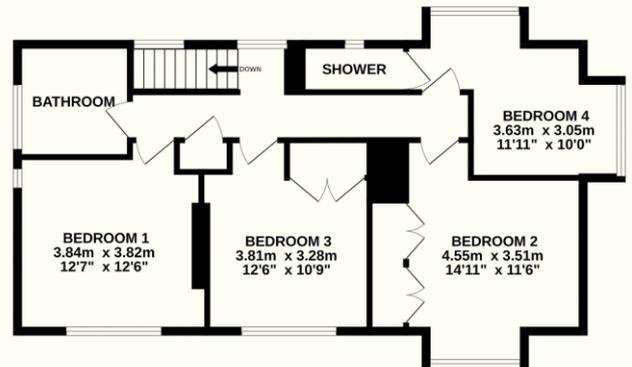
The Property  
Ombudsman  
LETTINGS



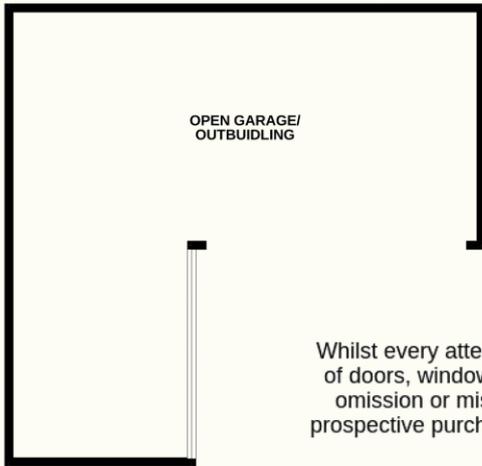
GROUND FLOOR  
77.9 sq.m. (839 sq.ft.) approx.



1ST FLOOR  
70.7 sq.m. (761 sq.ft.) approx.



2ND FLOOR  
62.1 sq.m. (668 sq.ft.) approx.



TOTAL FLOOR AREA : 210.7 sq.m. (2268 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: FREEHOLD

COUNCIL TAX BAND: F

MAINTENANCE/SERVICE CHARGE: N/A

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info@peteroliverhomes.co.uk

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