PCM ESTATE AGENTS

Lidham Cottage, Lower Lidham Hill Farm, North Lane, Hastings, TN35 4LX

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Offers In The Region Of £775,000

PCM Estate Agents are delighted to present to the market this ENCHANTING AND SECLUDED COUNTRY COTTAGE, idyllically located within easy reach of the picturesque village of Guestling. Set amidst rolling fields, mature trees and FAR REACHING COUNTRYSIDE VIEWS, this remarkable home offers a rare opportunity to embrace a peaceful, semi off-grid lifestyle in an area of outstanding natural beauty.

The main residence is a beautifully proportioned TWO BEDROOM BUNGALOW, thoughtfully arranged to make the most of its surroundings. The accommodation features TWO BATHROOMS, a well-equipped kitchen, and an IMPRESSIVE 35FT LOUNGE-DINING ROOM on two levels with a WOOD BURNING STOVE creating a wonderfully warm and inviting living space.

Complementing the main home is a SELF-CONTAINED ANNEXE arranged over two floors, ideal for multi-generational living, guests, or as a potential income stream, along with a versatile STUDIO/ OUTBUILDING complete with power and WC, perfect for use as a home office, creative workshop or gym.

Set within expansive and beautifully LANDSCAPED GARDENS, this property is truly a gardener's paradise. The grounds feature an extensive patio, sweeping lawns bordered by mature trees and shrubs, a large WILDFLOWER MEADOW and a TRANQUIL POND, all creating a haven for wildlife and offering endless opportunities for outdoor enjoyment.

The property also benefits from OFF ROAD PARKING for multiple vehicles, SOLAR PANELS with batteries to help reduce energy costs, and a private BOREHOLE WATER SUPPLY, meaning there are no water rates and also no gas bills. For those seeking to personalise or expand, the property comes with PLANNING PERMISSION (RR/2014/1944/P) and designs for an extension and the joining of the main building to the annexe, offering scope to further enhance this already exceptional home.

Perfect for those seeking peace, privacy and sustainable COUNTRY LIVING, this truly special property must be viewed to be fully appreciated. Contact PCM Estate Agents today to arrange your appointment and experience the serenity and charm of this wonderful home for yourself.

PRIVATE FRONT DOOR
Leading to:

LOBBY AREA
Double glazed window to side aspect overlooking fields and trees, wooden flooring, radiator, open plan to:

LARGE LOUNGE-DINING ROOM
35'9 max x 19'6 max (10.90m max x 5.94m max)
Wooden flooring, three radiators, wood burning fire, built in book shelves and cupboards either side of the fireplace, double glazed windows to both side aspects; one of which overlooking the fields and trees, large double glazed floor to ceiling window to rear aspect, bi-fold doors to rear aspect opening onto the patio and rear garden, all designed to allow the magnificent views (including sunrises) to be enjoyed from indoors.

KITCHEN
24'4 max x 10'6 max (7.42m max x 3.20m max)
An array of eye and base level cupboards, tiled flooring, electric double oven, induction hob with extractor over, half tiled splashback surround, built in fridge and freezer, built in dishwasher, inset sink with double glazed window in front enjoying views over fields, two double glazed windows to side and Velux window, further sink, radiator, ceiling spotlights, wooden door to side aspect leading to a patio area and studio.

BEDROOM
16'6 x 9'5 (5.03m x 2.87m)
Double glazed window to side aspect, coving surround, loft access, radiator, door to:

EN SUITE
6'2 x 4'7 (1.88m x 1.40m)
Wood laminate flooring, corner shower, wc, wash hand basin with tiled splashback, inset spotlights, heated towel rail, frosted double glazed window to side aspect.

BEDROOM
17'3 x 13'5 (5.26m x 4.09m)
Bi-folding double glazed doors overlooking and providing access to the garden, far reaching views over the countryside, coving surround, radiator, door to:

EN SUITE
9'9 x 4'5 (2.97m x 1.35m)
Tiled flooring, double shower cubicle with shower over head and separate shower attachment, tiled surround, part tiled walls, wash hand basin with built in cupboard, wc, heated towel rail, inset spotlights, double glazed frosted window to side aspect.

ANNEXE ACCOMMODATION
Double glazed UPVC door with window providing access into:

HALLWAY
Wood laminate flooring, inset spotlights, leading to:

UTILITY AREA
7'7 x 6' (2.31m x 1.83m)
Laminate flooring, inset spotlights, space for fridge freezer, space and plumbing for washing machine and tumble dryer, cupboards, double glazed window to front aspect enjoying views.

LIVING ROOM/ BEDROOM
19'5 max x 16'6 max (5.92m max x 5.03m max)
Wood laminate flooring, two radiators, dual aspect room with double glazed windows.

SHOWER ROOM
6'7 x 4' (2.01m x 1.22m)
Tiled surround, wood laminate flooring, shower cubicle with shower over head, inset spotlights, radiator, wc, wash hand basin.

STORAGE ROOM
9'4 x 4'7 (2.84m x 1.40m)
Housing the solar panel settings, electric fuse board, borehole water filter, laminate flooring.

FIRST FLOOR LANDING
Storage cupboards, inset spotlights, leading to:

RECEPTION/ BEDROOM
9'2 max x 6'5 max (2.79m max x 1.96m max)
Restricted head height, wood laminate flooring, double glazed window to front aspect enjoying views.

ATTIC ROOM/ STORAGE
Double glazed window to rear aspect enjoying views, inset spotlights.

STORAGE SHED
Attached to the property, housing the air-source heat pump controls and hot water tank.

STUDIO
24' x 9' (7.32m x 2.74m)
Bi-folding double glazed doors, wood laminate flooring. Currently used as a stained glass studio, offering a versatile space with lighting, power (sufficient for a pottery or glass kiln) and five double glazed windows with views over the garden and countryside. There is also a wc with wash hand basin and further frosted double glazed window.

OUTSIDE - FRONT
Long driveway leading up to the property that is shared with the farm. Ample off road parking, brick paved driveway area providing ample off road parking for multiple vehicles.

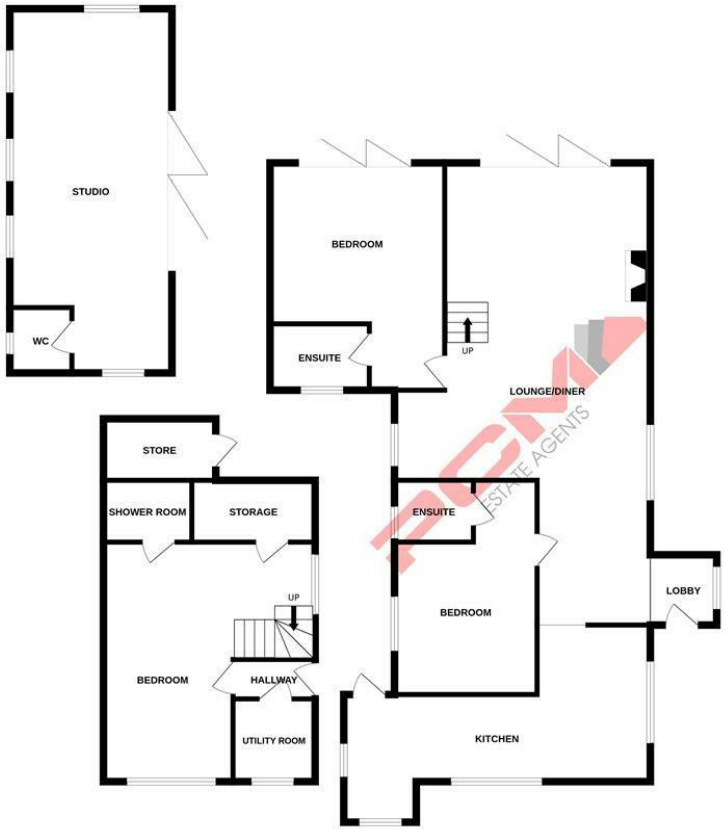
REAR GARDEN
Paved area, raised seating area, large area of lawn, mature plants and shrubs. The garden has been divided into sections with a natural wild flower meadow garden, hedged surround, three sheds, water feature, fish pond and a willow tree. The garden extends to a very good size and benefits from amazing views over the countryside.

AGENTS NOTE
Solar panels on the roof of the annexe are on a Feed-in Tariff and provide income (£1675 for 12 months 2024-25)

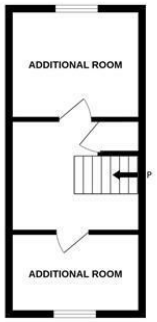
Council Tax Band: C

AEG

GROUND FLOOR



1ST FLOOR



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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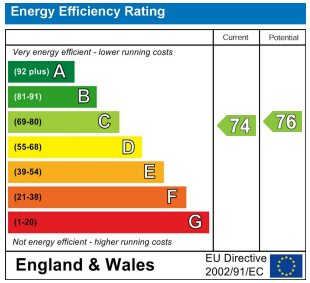

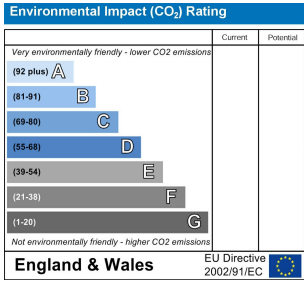

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.