



# EQUUS

*Country & Equestrian*



**WAYDOWN COTTAGE**

## Waydown Cottage, Clayton Hill, Pyecombe, West Sussex BN45 7FF



**NEW PRICE - REDUCED - with LAND - COUNTRY, EQUESTRIAN.** Detached 3 bedroom cottage with 4 acres (\*TBV) and stabling. Set in a highly desirable location within the South Downs National Park enjoying direct private access onto the South Downs Way offering miles of beautiful walks and bridleways and within a short driving distance to the cosmopolitan city of Brighton & Hove with it's popular seafront and marina. Another feature of the land is that it is surrounded by beautiful bluebell woods with an abundance of wildlife. NO CHAIN.eip

### LOCATION & AREA AWARENESS

The property is located within the South Downs National Park with direct private access onto the beautiful walkways and bridleways of the South Downs Way where the only immediate neighbours are a working windmill, a riding stables and a golf course. Pyecombe village, situated in a conservation area, is within a few minutes walk and enjoys elevated countryside views, with Medieval church, public house and local garage with a Marks & Spencer simply food store.

The nearby village of Hassocks around 2.5 miles away offers a more comprehensive range of shopping facilities including a Sainsbury's supermarket, boutiques, cafes and restaurants, sub post office, modern Health Centre and excellent primary, secondary and nursery schools as well as a mainline railway station providing regular services to London, Brighton and Gatwick (Victoria/London Bridge in approx. 55 minutes).

There are excellent road links to Brighton and Lewes via the A23/A27, as well as to Gatwick Airport and London. The area is brimming with well-respected state and private schools including Ditchling C of E, Great Walstead, Downlands, Burgess Hill School for Girls, Hurst College and Brighton College. The cosmopolitan city of Brighton and Hove with it's popular seafront and Marina is approximately 6 miles away and provides world class shopping, restaurants and provision of the arts.

The historic Town of Lewes is around 15 minute's drive, Gatwick Airport around 30 minutes drive and London around 90 minutes drive.

### HISTORY

Pyecombe is a small village in West Sussex, steeped in ancient downland shepherding history and which nowadays is better known as the gateway to Brighton through the naturally formed 'Clayton Gap' in the Sussex South Downs countryside. The derivation of the word 'Pyecombe' is thought to stem from the Saxon name "peac cumb" which means 'the peak valley'. The parish of Pyecombe comprises two settlements, 'Pyecombe' and 'Pyecombe Street' about a quarter of a mile apart. The separation of the two settlements is generally thought to be a consequence of plague in the 17th century which necessitated the temporary abandonment of the main settlement and its 12th century Saxo-Norman church.

Pyecombe's downland setting is magnificent and the primary influence on the village's development. The village lies within the Sussex Downs AONB and within the national park boundary, it also straddles the South Downs Way as it crosses the A273 and A23. It is a popular destination for walkers, horse riders, and cyclists because of its beautiful setting, easy access to the South Downs Way and many other footpaths and bridle paths and for being a 'typical' downland village.



### ACCOMMODATION

Refer to the plans in the brochure and online for layout and dimensions.

A charming, detached cottage with recent extension and now including 3 bedrooms and 3 reception rooms with character including fireplace and woodburning stoves.

On the GROUND FLOOR leading from the front door into DINING ROOM with beams to the ceiling and doors to the kitchen, conservatory, reception 2. There is a walk in larder off this room as well and feature fireplace with woodburning stove. The KITCHEN is fully fitted with an assortment of base and wall units, ceramic sink, Range Cooker with extractor over, tiled floor and tiled splash backs. Reception 2, part of the original cottage is a SITTING ROOM with beams to the ceiling, brick fireplace, stairs to the first floor. Reception 1 is the newer extension and includes a fireplace with woodburning stove, two sets of double doors out to the gardens to the rear and side. CLOAK ROOM and BOILER ROOM off reception 1. CONSERVATORY off reception 1 dining room which has a very mature grape vine.

On the FIRST FLOOR there are 3 BEDROOMS, 2 BATHROOM / SHOWER ROOM - the principal bedroom (part of the new extension) has built in wardrobes and EN-SUITE SHOWER ROOM/WC and enjoys expansive views out over the garden and rear paddocks. FAMILY BATHROOM with standalone bath / WC and wash hand basin etc. Bedrooms 2 and 3 are double bedrooms.

### EQUESTRIAN FACILITIES & OUTBUILDINGS

Refer to the plans in the brochure and online for layout and dimensions.

STABLES & YARD - 2 stables and tack room, newly built stables of timber construction on concrete with large front covered overhang, side gate plus five bar gate to the paddock.

BARNs - two timber low height barns to the rear of the stables used for storage and machine storage. Further BARN at the top of the drive used for HAY storage. Open sided BARN also at the top of the drive / grass paddock.

FIELD SHELTER - located at the top of the paddock 2 open fronted timber field shelters on open ground.

HOME OFFICE - log cabin located at the end of the garden with power / lighting IT connected.

PLANNING PERMISSION GRANTED in June 2024 for 6m x 12m timber chalet building for assorted uses such as a Gym/hobbies/office etc.

There are two railway AIR VENTS on the grounds formerly used for the London to Brighton steam trains that ran through Clayton Tunnel and are still owned by Network Rail who service / inspect them every three to five years.

SHEPHERDS HUTS and EQUIPMENT ETC - the four shepherds' huts are available via separate negotiation, as associated equipment and paraphernalia etc. They have historically been used for ad hoc family stayovers and family parties and rentals. Ask the agent for overall price.

### LAND & GROUNDS

We understand that the whole site is approx. 4 acres (\*TBV). The main paddock area is sloping with the garden and house on a level area. The South Downs Way can be accessed from one end of the paddock via a five bar gate.

The acreage and or land shown / stated on any map and or screen print for the property is \*TBV - (To Be Verified), which means that the land has not been formally measured and or verified by Equus and or its sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage





against the Land Registry Title where possible. Interested applicants / buyers are advised that if they have any doubts as to the plot size and wish to have verification of the titles and exact area of the entire plots, they will be required to make their own arrangements, at their own cost, by appointing the services of a Solicitor acting on their behalf and an accredited / qualified company who can measure the area for a compliant Land Registry Title Plan.

**MATERIAL INFORMATION**

TENURE: Virtual Freehold. 999 lease starting from 1903.  
 PROPERTY TYPE: Detached / PROPERTY CONSTRUCTION: brick \* flint /  
 NUMBER & TYPE OF ROOMS: 3 bedrooms, 3 receptions, 2 showerer/bathrooms - see attached floor plans.  
 PARKING: Private drive and multiple off road  
 FLOOD RISK: None  
 LOCAL AUTHORITY: Mid Sussex & South Downs National Park Authority / TAX BAND: F  
 EPC RATING: E 52/91 - Certificate number 0813-3051-9206-4595-4204  
 Full ratings & advisories/estimated costs are now online at the .gov web site:  
<https://find-energy-certificate.digital.communities.gov.uk/>

**SERVICES**

HEATING: Oil / SEWAGE: Private septic tank.  
 WATER SUPPLY: mains / ELECTRICITY SUPPLY: Mains.

**HELPFUL WEBSITE LINKS**

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:  
[www.goodschoolsguide.co.uk](http://www.goodschoolsguide.co.uk) | [www.homecheck.co.uk](http://www.homecheck.co.uk) | [www.floodrisk.co.uk](http://www.floodrisk.co.uk) | [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) - [www.landregistry.gov.uk](http://www.landregistry.gov.uk) | [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk) | [www.ukradon.org](http://www.ukradon.org)  
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<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics>

**DIRECTIONS**

The property is located between the Jack and Jill Windmills and Pyecombe Golf Course entrance drive (same side some 100m or so up the hill), off the A273.

**VIEWING ARRANGEMENTS**

All Viewings are strictly by Appointment with the Vendors' Agent  
 Equus Country & Equestrian, South East/South West  
 T: 01892 829014

E: [sales@equusproperty.co.uk](mailto:sales@equusproperty.co.uk)  
 W: [www.equusproperty.co.uk](http://www.equusproperty.co.uk)

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**DISCLAIMERS**

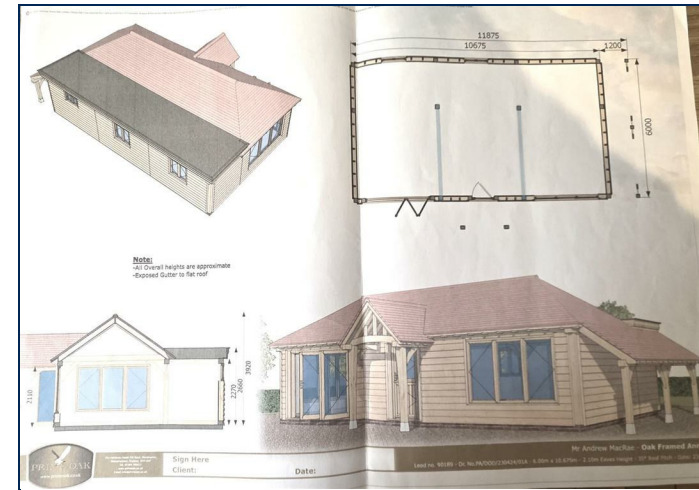
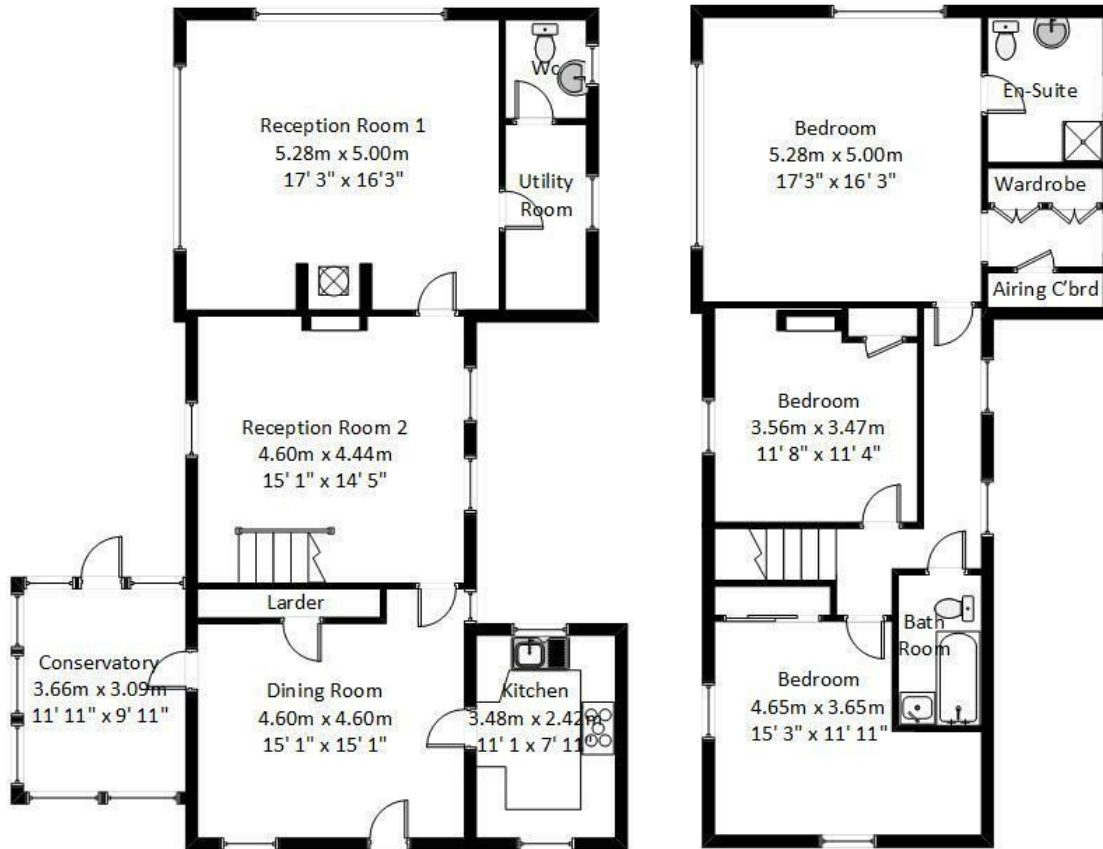
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5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
6. VAT: If applicable, the VAT position relating to the property may change without notice.



**Guide price £1,095,000**

W - BN45

Gross internal floor area of the house is 164.0 square metres (1765 square feet)



This plan is for illustration only and should be viewed as such by any prospective purchaser or interested party. Whilst we have made every attempt to ensure the accuracy of all measurements they must be viewed as approximate and no responsibility can be taken for any error, omission or misstatement.

Invicta EPC

www.invictaepc.com

email: rwood@invictaepc.com

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>52</b>	<b>91</b>
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

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