



HOLMES HILL COTTAGE
HOLMES HILL, CHIDDINGLY, EAST SUSSEX, BN8 6JA



**Lambert
& Foster**

LEWES 9 MILES | UCKFIELD STATION 5 MILES | GATWICK AIRPORT 30 MILES

HOLMES HILL COTTAGE, HOLMES HILL, CHIDDINGLY, EAST SUSSEX, BN8 6JA

A rarely available equestrian property comprising of a detached cottage occupying a wonderful setting, approached via its own entrance drive and set within just under four acres of gardens and paddock. Offering enormous potential, the property provides well-balanced accommodation and a superb range of outbuildings, ideal for those seeking space and scope to create something special.

ASKING PRICE £615,000 FREEHOLD



DESCRIPTION

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The house is traditionally arranged and extends to just under 1,200 sq ft, with further useful outbuildings including a substantial double garage and former stables. The ground floor offers a welcoming sitting room with fireplace, a separate dining room overlooking the gardens, kitchen/breakfast room, study and additional reception/office space, providing flexibility for home working or use as a third bedroom if required. Upstairs are two comfortable bedrooms and a family bathroom. The layout suits a variety of buyers, whether downsizers wanting manageable accommodation with land, or purchasers looking to extend and reconfigure (subject to any necessary consents).

The property would now benefit from general modernisation throughout. For the right buyer this represents a genuine opportunity — whether to refurbish sympathetically, extend, or create a contemporary rural home within a sizeable plot.

The grounds are a standout feature. Extending to just under four acres, they provide a mix of lawned gardens and paddock areas, offering excellent potential for equestrian use, smallholding interests or lifestyle buyers seeking space for animals. The former stables add further versatility, while the detached double garage with electric doors provides secure parking and storage. There is ample additional private parking within the driveway.



DESCRIPTION

Holmes Hill sits between Lewes and Uckfield, offering a semi-rural position with excellent accessibility. The nearby village of Chiddingfold provides a strong sense of community, local pubs and countryside walks, while more comprehensive shopping and schooling can be found in Lewes and Uckfield. Mainline railway services to London are available from nearby stations, making the location attractive for those balancing country living with commuting requirements

The surrounding area is characterised by rolling Sussex countryside, bridleways and open farmland, making it particularly appealing to equestrian buyers and outdoor enthusiasts. Despite its rural feel, road links via the A22 and A27 provide straightforward access to the South Coast, Gatwick Airport and the wider motorway network.

- Just under four acres
- Detached double garage
- Former stable buildings
- Private gated entrance
- Scope to modernise
- Flexible accommodation layout





FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Holmes Hill Cottage, Holmes Hill, Chiddingly, BN8 6JA

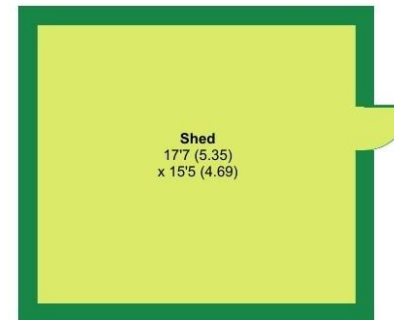
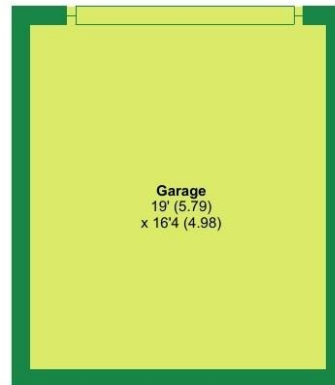
Approximate Area = 1187 sq ft / 110.2 sq m

Garage = 310 sq ft / 28.7 sq m

Outbuilding = 270 sq ft / 25 sq m

Total = 1767 sq ft / 163.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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VIEWING: By appointment only. **Sussex Office:** 01435 873999.

WHAT3WORDS: ///SHAMELESS.LENDS.CHEESES

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Private **Heating:** Oil

BROADBAND & MOBILE COVERAGE: Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

LOCAL AUTHORITY: www.wealden.gov.uk

COUNCIL TAX: Band D **EPC:** E (41)

FLOOD & EROSION RISK: Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information.

PHYSICAL CHARACTERISTICS: Brick elevations & tiled roof

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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