



£425,000 offers in excess of
2 Stamford Cottages, Firle, Lewes, East Sussex, BN8 6NJ

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Overview...

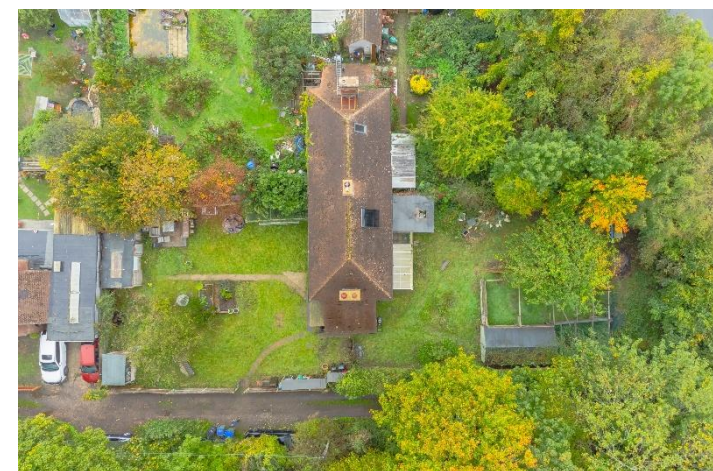
Mansell McTaggart are pleased to market for sale this 2/3 bedroom semi-detached cottage, enjoying a semi-rural location in the heart of the South Downs and nearby to the picturesque village of Firle.

Extending to over 1,000 sq ft, the property boasts a wealth of period features and generously proportioned rooms, while offering an excellent opportunity for general updating. Currently used as a cattery and cat-breeding business, the property offers versatile accommodation and further potential.

The ground floor comprises a wooden entrance porch leads to a generous entrance hall, a dual-aspect sitting room boasts exposed beams, feature fireplace and French doors, the modern fitted kitchen overlooks the stunning rear garden. A cloakroom/WC and study, with potential as a third bedroom, complete the ground floor.

Upstairs are two good-sized double bedrooms, a fitted family bathroom with separate shower and a walk-in wardrobe.

Outside, gardens surround the property, offering seating areas and plenty of scope for keen gardeners. A garage/workshop and separate shed provide useful storage and potential workspace.



The property...

PORCH- Timber construct with door to entrance hall with space for coats and shoes and door to-

CLOAKROOM/W.C.- White low-level W.C., wash hand basin and side window

BEDROOM/STUDY- A dual aspect space, ideal as a home study space or as a third bedroom with side aspect window and French doors to the rear, opening directly to the rear garden

KITCHEN/BREAKFAST ROOM- A superb, light and airy space, fitted with a comprehensive range of shaker style wall and base units with contrasting granite effect work surfaces, sink with adjacent mixer tap with expansive rear aspect double glazed windows above overlooking the front garden. 4 ring ceramic hob with integrated cooker hood above and oven below with space for further appliances. Space for a dining table creates an ideal space for everyday living and entertaining

SITTING ROOM- A brilliant dual aspect space with exposed beams and cast-iron feature fireplace with slate hearth. To the front, windows overlook the front garden, while to the rear, French doors provide direct access to the rear garden, naturally blending indoor and outdoor living

HALLWAY- Generous space with ample storage space, stairs to first floor and doors to principal rooms

CONSERVATORY- To the rear, a triple aspect lean to conservatory, ideal for relaxing and socialising with sliding doors to the side providing direct access to the southerly facing rear garden

FIRST FLOOR LANDING- Rear aspect window with exposed floorboards, storage cupboard, hatch to loft, access to a walk-in wardrobe and doors to principal rooms

BEDROOM- A super double room with rear aspect double glazed window overlooking, to a southerly aspect, the private rear garden





Property and Outside...

BEDROOM- A good size double room with front aspect windows overlooking the front garden

BATHROOM- Fitted with a panel enclosed bath, shower enclosure with tiled surround and glass screens, pedestal wash hand basin, low level W.C. and front windows. A door leads to generous eaves storage space with restricted ceilings

GARDENS- Generous gardens to front and rear enclosed by fencing with gated access. Predominantly laid to lawn with varies shrubs and flowers, ideal for keen gardeners. Raised timber decking for al fresco dining and entertaining. Garden/potting shed

CATTERY- Timber construction, currently in use, but would benefit from updating

GARAGE- Concrete construction with up and over door (currently no driveway access), and pedestrian door to the side





Location...

Stamford Cottages are situated in a rural setting, on a cycle lane, just a mile and a half from the quiet village of Firle, and about four miles from the picturesque village of Alfriston, which offers a good range of shops for everyday needs.

Firle is nestled within the South Downs National Park; the extremely desirable village boasts a wealth of charm and character and accommodates a local Primary School, Village Shop and Post Office, the popular Ram Inn Public House, and splendid scenic walks, notably over Firle Beacon and through the local countryside.

The coastal, business and entertainment centre of Eastbourne is about 10 miles to the southeast, whilst the historic and county town of Lewes is just five miles to the west, providing independent shops, cafes and restaurants along with a cinema and recreation grounds. Lewes mainline Railway Station provides direct services to Brighton, Gatwick and London.

Tenure - Freehold

Gas Central Heating

Solar Thermal Panels

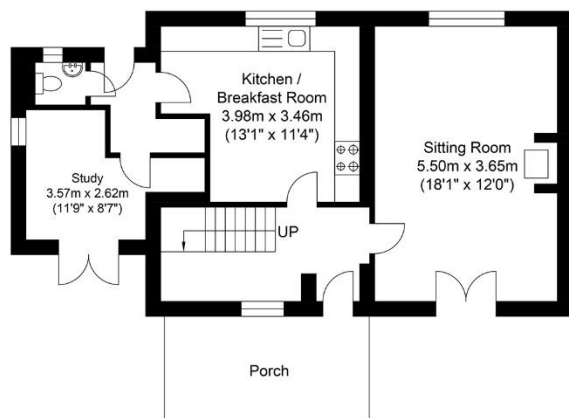
EPC Rating - TBC

Council Tax Band - D

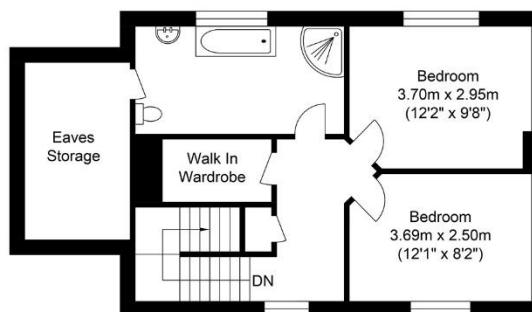
Viewing recommended

For further enquiries or to arrange a viewing, please contact the office on 01273 407929

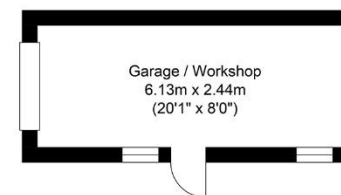




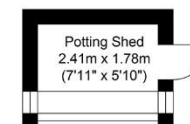
Ground Floor
Approximate Floor Area
576.51 sq ft
(53.56 sq m)



First Floor
Approximate Floor Area
553.69 sq ft
(51.44 sq m)



Garage / Workshop
Approximate Floor Area
161.45 sq ft
(15.0 sq m)



Outbuilding
Approximate Floor Area
43.05 sq ft
(4.0 sq m)



Approximate Gross Internal Area (Excluding Garage / Workshop /Outbuilding) = 105.0 sq m / 1130.21 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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