



Apple Cottage, Old Mill Farm
Cowfold Road, Bolney, RH17 5SE

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Guide Price £795,000 Freehold

Tucked away at the end of a quiet private lane and surrounded by rolling Sussex countryside, 'Apple Cottage' is a wonderfully unique and beautifully presented four-bedroom link detached character family home. Offering an idyllic blend of rural living and easy access to modern amenities, the property has been thoughtfully renovated and extended to create a characterful yet contemporary family home. The current owners have made significant improvements throughout, retaining original features such as exposed beams, brickwork, a vaulted ceiling, an open fireplace, and wood-burning stove, while introducing elegant modern touches. The ground floor comprises a double-aspect sitting room with vaulted ceiling, brick fireplace and patio doors to garden, a spacious dining/family room with inglenook and wood-burning stove, and a beautifully appointed split level kitchen/breakfast room being comprehensively fitted with built-in appliances and French doors opening onto the garden. Utility room with skylight window, ground floor cloakroom with addition storage/utility area, hobbies/workroom with internal access to the garage, complete the layout. On the first floor, the landing leads to the principal bedroom with dual aspect, two further bedrooms, a family bathroom, and a fourth bedroom accessed via a second staircase from the hobbies/workroom, offering flexible accommodation for family or guests. Set within a leafy plot, the fully enclosed garden is ideal for entertaining and evening barbecues with patio area, covered pergola and central area of lawn. A private driveway provides parking for several vehicles. Attached garage providing scope for conversion STPP. Internal viewings are highly recommended.

Situated on the fringes of the sought after village of Bolney, Apple Cottage enjoys a strong sense of community while remaining close to a range of local amenities. Families benefit from access to excellent schools including Bolney CE Primary, Warden Park Academy in Cuckfield, and several independent options in Haywards Heath and Burgess Hill. The acclaimed Bolney Estate Vineyard and neighbouring Cider Tap are a short walk away, offering local wine and produce in a picturesque setting. For commuters, Haywards Heath mainline station is just a short drive, providing direct services to London and Brighton, and ultrafast broadband makes remote working straightforward. The property is surrounded by miles of scenic footpaths, countryside trails, and access to the South Downs National Park, offering superb opportunities for walking, cycling, and outdoor pursuits. Local recreational facilities include Wickwoods Country Club, golf at Mannings Heath, and show jumping at Hickstead. The property combines the very best of rural Sussex living with the convenience of nearby amenities, excellent schooling, and a welcoming community.

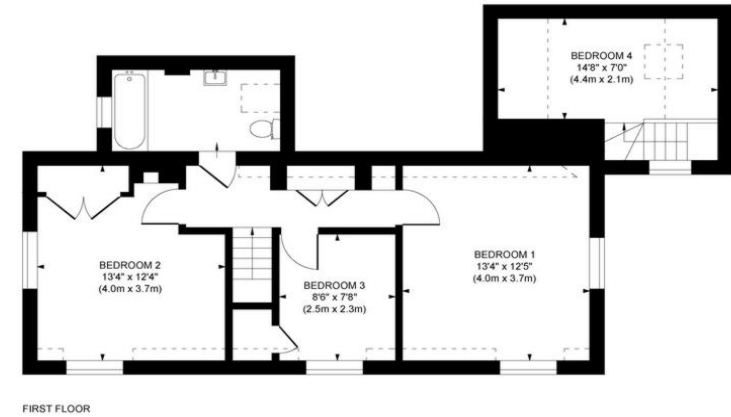
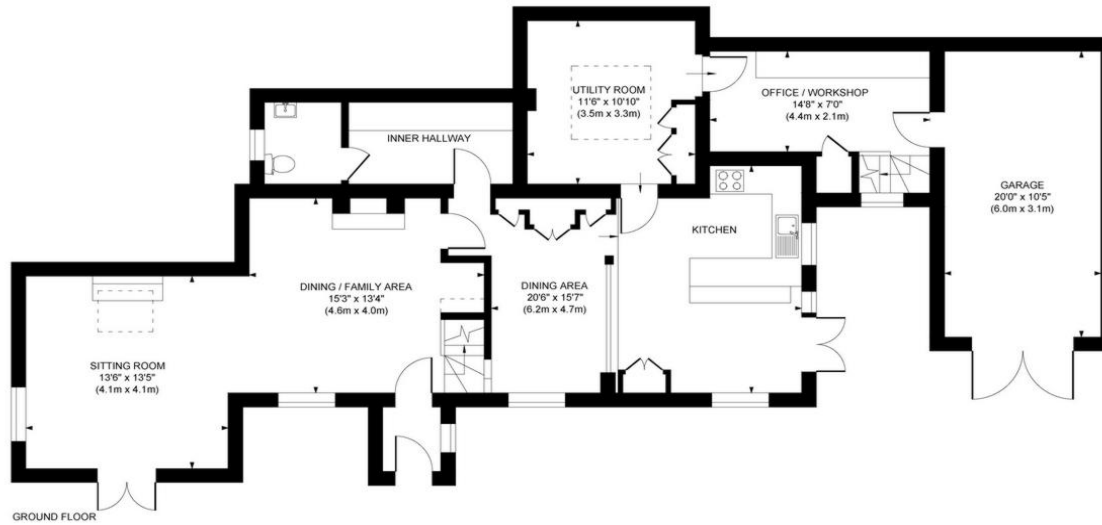




Approximate Gross Internal Area
1901 sq. ft / 177.00 sq. m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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