



Littlegates & The Old Garages
Church Road, Hellingly, East Sussex, BN27 4EX

SAMUEL & SON
CHARTERED SURVEYORS

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A most attractive and beautifully presented 3 bedroom Grade II listed cottage with parking and gardens, together with The Old Garages - a substantial garden studio and some 2.5 acres of grassland interspersed with ponds, all set in a prominent position within this lovely village in the Low Weald area of East Sussex.

Features

- 3 bedroom Grade II listed detached cottage
- Courtyard gardens with detached outbuilding
- Parking for several vehicles
- Separate lawned garden area
- Garden studio with terrace and plunge pool
- About 2.5 acres of grassland with ponds
- River frontage
- Lovely village location with superb rural outlook

Location

Set in a central position within this lovely village in the Low Weald area of East Sussex. Hellingly is a small village which lies to the east of the A267, between Eastbourne and Heathfield – just to the north of the confluence of the Cuckmere and Bull rivers. The origins of the village evolved around the construction of St Peter and St Paul's church (Grade I listed) in the late twelfth century and developed over the ensuing centuries. Importantly, the village has not expanded greatly over time thus retaining its original charm and character.

The village has a primary school which is within a short walk of the house and there are active cricket and rugby clubs at the recreation ground in Lower Horsebridge which is under a mile away. From the outskirts of the village is also access to the popular Cuckoo Trail, a renowned trail which provides scenic and traffic free walking and cycling along

the former railway line from Heathfield to Eastbourne Park.

Hellingly is situated just to the east of the A22 about 7 miles south of Heathfield and 1.5 miles from Hailsham – both towns which offer excellent services and amenities including supermarkets, banks, recreational facilities, primary and secondary schools and a good variety of independent shops and restaurants. Eastbourne and Lewes are approximately 9 miles and 12 miles respectively.

There is a local bus service and main line train services from Polegate (5 miles) and Berwick (6 miles) connecting to London Bridge and London Victoria.

Description

A most attractive and beautifully presented 3 bedroom detached Grade II listed cottage, believed to be some 300 years old, in a lovely location within the village. The house has been maintained and upgraded to a very high standard providing very practical accommodation of 1,608 sq ft over two floors together with a separate, small outbuilding and two courtyard gardens to either end of the house. It maintains much of its original charm and character from the period with notably, exposed timber beams, mellow brickwork with a clay tile roof and part tile hung walls. A good size lawned garden and parking for a number of cars is set opposite the house. Adjoining the gardens are The Old Garages comprised of a brick built garden studio with terrace and outdoor swimming pool coupled with about 2.5 acres of grassland interspersed with ponds and with river frontage to the Cuckmere.

Accommodation

- an attractive kitchen/dining room with ceramic tiled floor, a range of fitted units and a gas Aga, original exposed timber beams with 'vaulted' ceiling over the dining area
- sitting room with inglenook fireplace, exposed timber beams and ceramic tiled floor





- family/reception room with stone tiled floor, old bread oven, bay window and French doors opening onto the courtyard
- a practical, good-size utility room with a range of units, housing gas boiler and with plumbing for appliances
- master bedroom with en suite shower room and dual aspect giving lovely views over garden and countryside
- two further double bedrooms with views and shared family bathroom
- secondary glazing throughout
- good amount of built in storage space
- separate detached brick-built outbuilding with water and power supply

Outside

The house is enclosed to the front by a mixture of low brick wall, hedging and a fence and there are two pretty courtyard cottage gardens to either end of the house – one with the separate brick outbuilding.

The Old Garages

Over the road are private gated off road parking areas with hard standing for at least six cars and The Old Garages - a substantial garden studio, enjoying lovely southerly views over the land and countryside beyond comprised of two separate rooms with tiled flooring throughout, electric central heating and kitchen area. French doors from both rooms open onto a south facing paved terrace which incorporates a raised exercise/plunge pool with contraflow unit.

Beyond is a delightful parcel of grassland extending to about 2.5 acres in all, divided into a charming arrangement of parkland, garden and pasture interspersed with several smaller ponds and a large natural pond with a number of fenced enclosures previously used as a habitat for a collection of ornamental wildfowl. To the east is a good size pasture paddock with a long river frontage to the Cuckmere on the eastern boundary and with road frontage and a vehicular access along the northern boundary. The land lies within a flood plain.



General Property Information

Services

Mains water and electricity. The house has mains gas with gas fired boiler powering hot water and central heating. Mains drainage serving the house.

Outgoings

Council Tax Band 'F' (£2,791.62 2018/19)

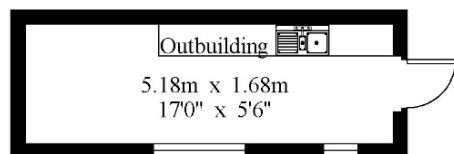
Local Authority

Wealden District Council. www.wealden.gov.uk

Viewing

Strictly by prior appointment with the Vendor's Sole Agent, Samuel & Son.

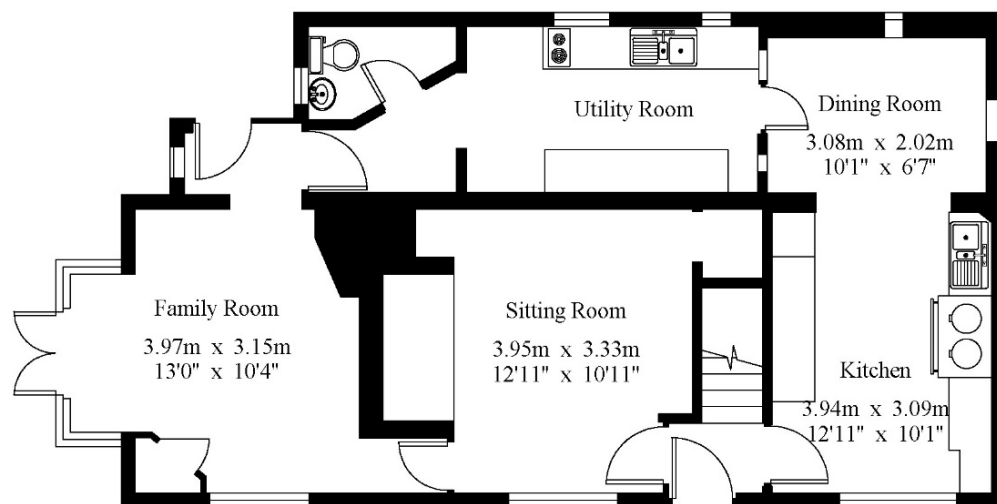




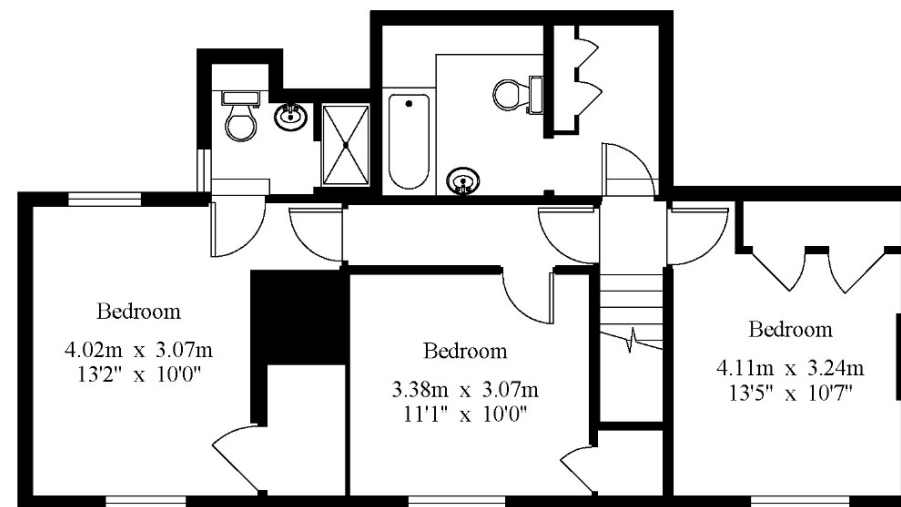
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House - Gross Internal Area : 140.7 sq.m (1608 sq.ft.)

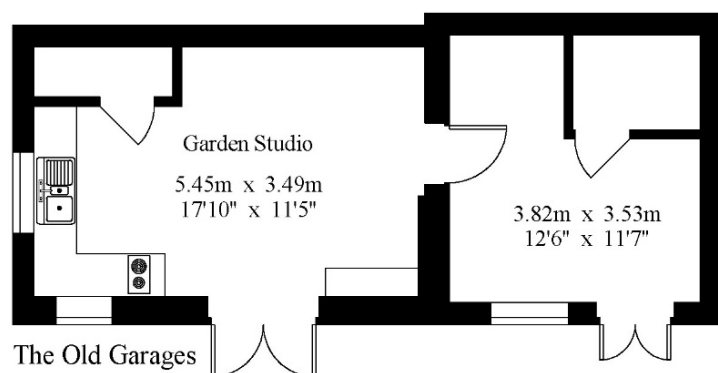
The Old Garages - Gross Internal Area : 34.6 sq.m (372 sq.ft.)



Ground Floor



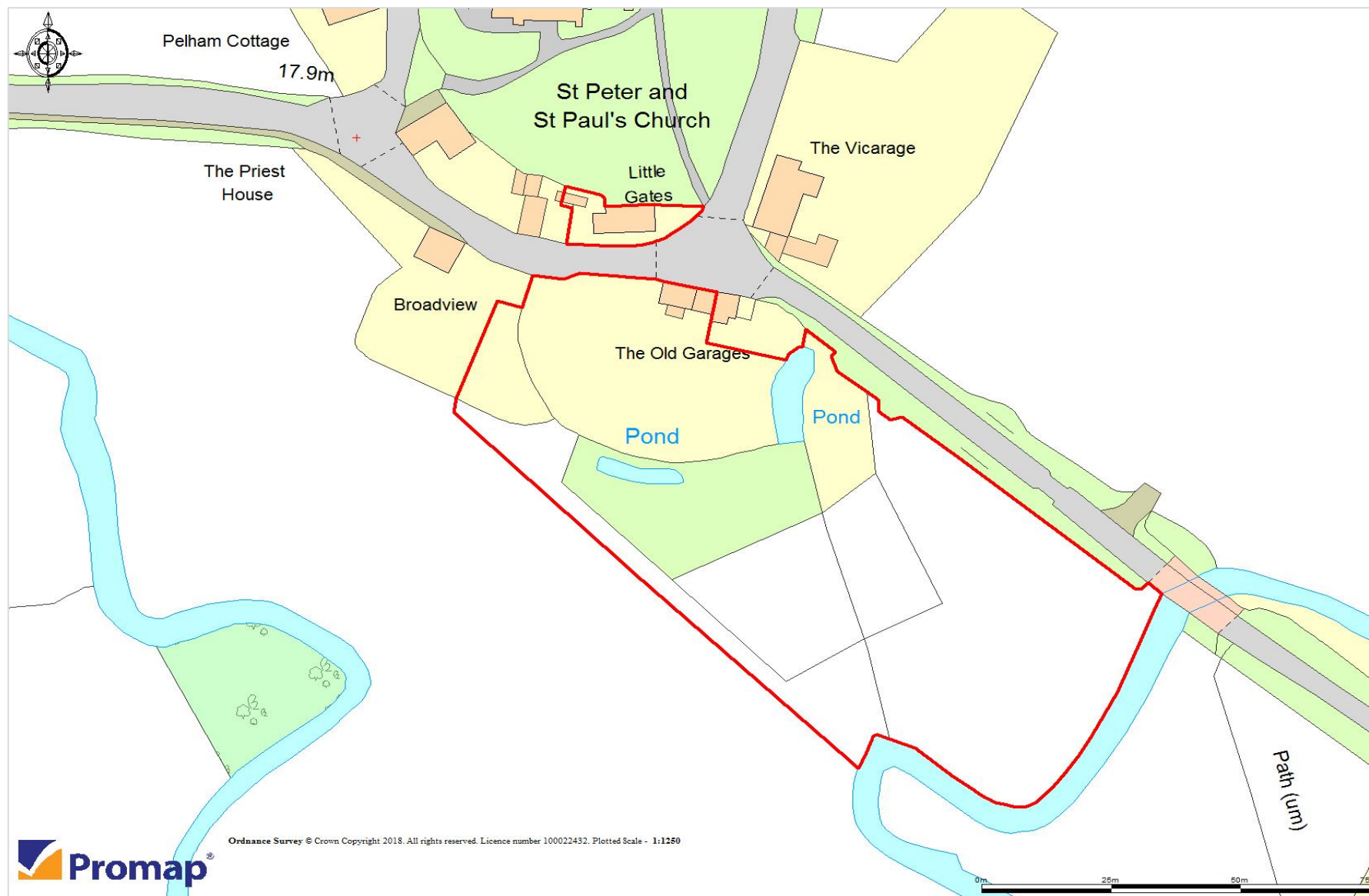
First Floor



The Old Garages







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