



Crink View Barcombe, Nr Lewes, East Sussex

STRUTT & PARKER

Crink View

Barcombe Mills Road,
Barcombe, Nr Lewes,
East Sussex, BN8 5BJ

Lewes 4 miles, Haywards Heath 11 miles,
Brighton & Hove 12 miles, Gatwick 30 miles

A detached double fronted
period house with a beautiful
garden and some lovely views

Entrance vestibule | Entrance hall | Sitting room
Dining room | Kitchen/breakfast room | Pantry
Utility room | Cloakroom

3 Bedrooms | Bathroom

Garage | Large garden store | Greenhouse
Summer house | Parking | Garden
Kitchen garden | Orchard

0.2 acre

Situation

Crink View is situated in a delightful rural position, on a country lane about 0.5 mile to the east of the picturesque and highly sought after village of Barcombe. The village provides a general store/Post Office, primary school and a public house. Cooksbridge mainline station is about 3 miles distant, providing a service to London (London Bridge/Victoria in just over an hour).

The historic county town of Lewes is some 4 miles, and provides a comprehensive range of shopping and recreational facilities, together with a similar mainline train service to London. Haywards Heath is about 11 miles to the north-west, again providing a mainline train service to London in approximately 47 minutes. The A27 is within easy reach, providing access to the A23/M23.

Crink View

This charming double fronted period house dates from 1886, which is inscribed over the front door. The property provides well-proportioned accommodation over two floors. Particular features of note include wood flooring in the sitting room and dining room. The sitting room has an attractive open fireplace with a cast iron grate, wood surround and period tiles. The kitchen/breakfast room has a wood burning stove, pantry and a door to the garden. On the first floor are three bedrooms from which there are some wonderful far reaching views over the surrounding unspoilt countryside. There is a good sized bathroom with a roll top bath. Other features include sash windows, panel doors and high skirtings.

Crink View is set back from the lane and approached via a brick paved driveway which leads past the house to a garage. The garden lies predominantly to the rear of the house and is a particular feature. Surrounded by mature hedging the garden has a high degree of seclusion and is divided into three sections. The first is an area of lawn from which a path leads to a productive kitchen garden with a green house. At the far end of the property is an orchard area where there is a summer house from which there are splendid views over the surrounding countryside.



View over neighbouring land





Council Tax Bands: F

EPC Rating: E

Services: Mains water and electricity.
Private drainage. Oil fired boiler.

Local Authorities:

Lewes District Council Tel: 01273 471600
East Sussex County Council Tel: 03456 080190

Covenants

There are covenants on this property,
please refer to the vendor's agent for details.

Directions

From the centre of Barcombe proceed along the High Street passing the village shop and Post Office on the right, and at the mini roundabout, turn right signposted to Barcombe Mills and Ringmer. From the roundabout continue for approximately half a mile, and having passed a minor turning on the right signposted Church and Hamsey, the driveway marked Crink View is the second driveway on the left after passing a property called Crink House.

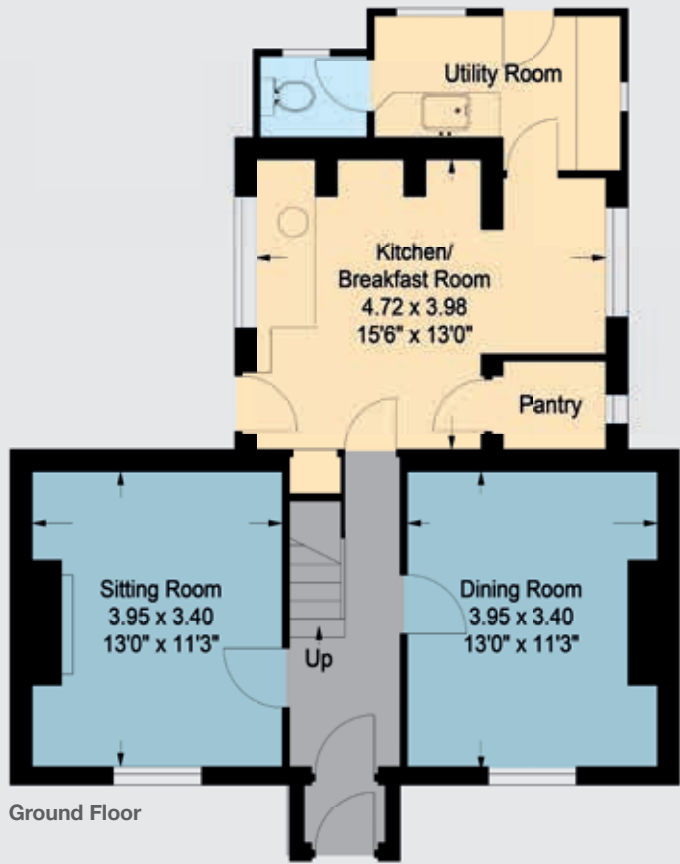
Lewes

201 High Street, Lewes, East Sussex BN7 2NR

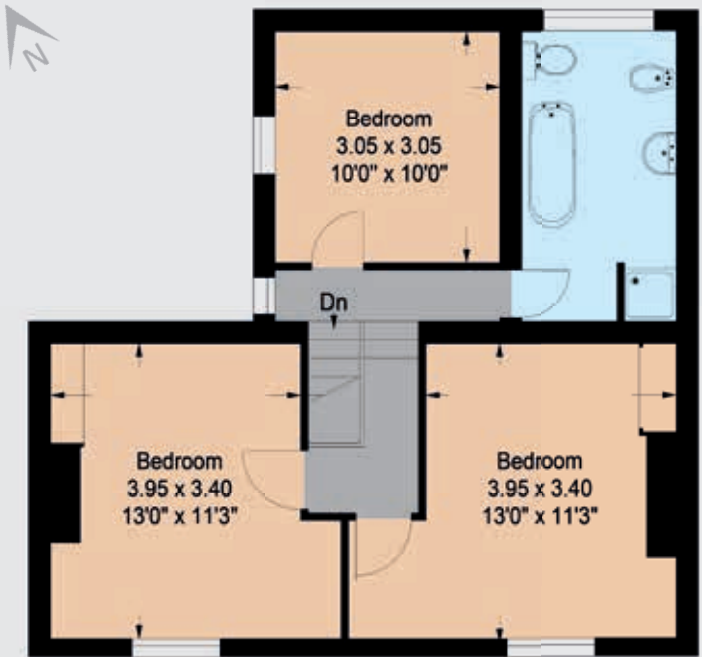
01273 475411

lewes@struttandparker.com
struttandparker.com

60 offices across England and Scotland,
including Prime Central London



Ground Floor



First Floor

Floorplans
Gross internal area.
1,300 sq.ft or 121 sq.m
For identification purposes only.

IMPORTANT NOTICE Strutt & Parker LLP gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker LLP does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken and particulars prepared in September 2016. Ref: 17904.