



Bimsells, Cowbeech, East Sussex

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**STRUTT  
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# Bimsells, Cowbeech, East Sussex, BN27 4JG

An attractive country house with an abundance of character set in delightful grounds in a picturesque semi-rural setting

Herstmonceux 2 miles, Rushlake Green 2.6 miles, Hailsham 4 miles, Heathfield 5.7 miles, Polegate 7 miles, Pevensey & Westham train station 9 miles, Eastbourne 13.2 miles, Lewes 15.8 miles, London Gatwick Airport 36 miles, Central London 68 miles

Reception hall | Drawing room | Snug | Dining room | Kitchen/breakfast room | Cloakroom  
Principal bedroom with en suite bathroom  
3 Further bedrooms, 1 en suite | Family bathroom | Hobbies room | Study area | Loft bathroom | Cellar | Utility outbuilding | Double garage | Gardens | EPC rating F

## The property

Offering the allure of period charm and vintage features, Bimsells provides spacious accommodation arranged across several floors. Characteristics of note include exposed original beams, terracotta and ceramic tiled flooring, rustic ledge and brace doors, decorative carved oak panelling and heritage fireplaces. The well-proportioned ground floor rooms comprise three reception areas, each with feature fireplace, and a generous, farmhouse-style kitchen/breakfast room. Fitted with wall and base level cabinetry, the kitchen includes stone work surfaces and a Belfast sink, with an appealing, adjoining informal dining area under a part-vaulted ceiling. A versatile utility outbuilding with contemporary fittings, also features a raised ceiling with beamed framework.

The classic dog-leg staircase has a central position within the spacious front and rear reception halls, with a route down to the cellar storage and upwards to the bedroom accommodation. The family bathroom with

antique-style tub and separate shower cubicle is joined by four bedrooms at the first level, two of which offer stylish, retro-designed en suite facilities. The second floor offers two loft style rooms.

## Outside

The property is set in attractive, naturalistic grounds which include low-level manicured hedging, gravelled pathways, a lawn bordered by mature trees and shrubs and a pond with a decked platform. A flint wall fronts the lane, with pedestrian and vehicular access to the property. A gravelled parking area gives access to the rear of the property where an open garage provides covered parking for two vehicles and has an electric car charger. There is also a utility outbuilding to the rear that has underfloor heating and a full length fridge and freezer. A paved terrace adjoins the back of the house offering an outdoor dining/ sitting setting, with an area of lawn.

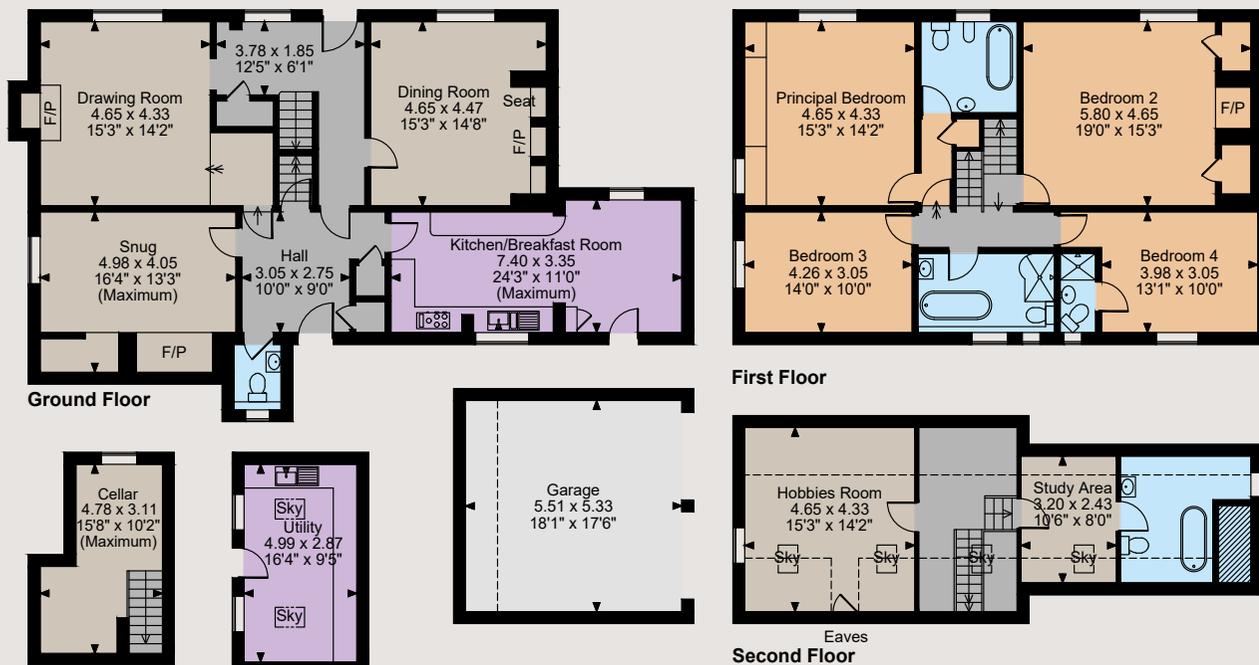
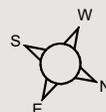
## Location

Cowbeech is a small village on the edge of the High Weald AONB. The village has a public house/restaurant, The Merrie Harriers, with a local store and post office being easily accessible at nearby Rushlake Green. The market town of Heathfield offers a range of retail, recreational and leisure facilities. For commuters, the nearest train service is at Pevensey & Westham station or Polegate station which provide services to Eastbourne and London Victoria. Private schooling in the area includes Eastbourne College, Brighton College, Mayfield School and Battle Abbey School.





Floorplans  
 Main House internal area 2,791 sq ft (259 sq m)  
 Garage internal area 269 sq ft (25 sq m)  
 Utility internal area 154 sq ft (14 sq m)  
 Total internal area 3,214 sq ft (299 sq m)  
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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**What3Words:** ///sharpened.amuse.proudest  
**Local Authority:** Wealden District Council  
**Services:** Mains water, drainage and electricity and oil-fired central heating.  
**Council Tax:** Band F  
**Tenure:** Freehold  
**Guide Price:** £1,150,000

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