




Acorn Cottage


Harveys Lane, Ringmer, East Sussex




BNP PARIBAS GROUP 

A character detached cottage in an idyllic setting, requiring modernisation, set in good-sized gardens, with parking.


A pretty detached cottage requiring modernisation, set in a peaceful rural position, enjoying views over the surrounding fields and woods. The popular village of Ringmer is just moments away, while historic Lewes, with its delightful High Street and excellent transport connections, is also within five miles.




2 RECEPTION ROOMS




2/3 BEDROOMS




1 BATHROOM




DRIVEWAY & GARDEN OFFICE/GYM




GARDENS




FREEHOLD



RURAL



943 SQ FT



£495,000 GUIDE PRICE

The property

Acorn Cottage is a period property in need of updating throughout, offering the opportunity to extend the accommodation substantially, either at ground level or across both floors, subject to the necessary planning consents. The property features slate-tiled elevations externally and comprises two/ three bedrooms internally. While the décor and fittings show signs of age, the cottage offers significant potential for renovation and modernisation, including the possibility of full redevelopment if desired.

The front door opens directly into a dining room with tiled flooring, painted brick walls, and a brick-built fireplace, providing space to relax and eat. The adjoining sitting room has wooden flooring and a fireplace fitted with a woodburning stove, as well as fitted cupboard storage.

Towards the rear, the kitchen is fitted with storage units and provides space for appliances, while there is also a cloakroom with a WC and a washbasin, and a shower room with a large shower.

Upstairs there are two/three bedrooms, one of which is a walk-through from the principal bedroom, making it ideal for use as a study or dressing room. Each of the first-floor bedrooms benefits from built-in storage.

Outside

There is a retaining wall at the front of the property, with a wrought-iron gate leading to the entrance. Parking is available on a gravel parking area at the side of the house, with space for several vehicles. The garden to the rear includes paved, terraced seating areas for al fresco dining, a gazebo shading a further seating or dining area, and a lawn, with post and rail fencing at the end of the garden and views across the fields beyond. Outbuildings include a shed for garden storage, a garden office and a detached garden cabin, which currently houses a home gym and a garden room or office. The garden is primed for further landscaping, and enjoys a stunning, peaceful setting backing onto fields and woodland.

Location

The popular village of Ringmer lies in a picturesque rural position on the edge of the South Downs National Park and just three miles from the historic town of Lewes. The village has several everyday amenities, including a local shop and post office, a village hall, several cafés and pubs and both a primary and secondary school. Lewes has further amenities, including a choice of shops, supermarkets, restaurants and cafés, while Brighton and the Sussex coast are also within easy reach. Lewes offers further schooling, including the independent Lewes Old Grammar School. The area is well connected by road, with the A26 and A27 nearby providing access toward Lewes, Uckfield, Brighton and Eastbourne, while mainline rail services are available from Lewes (1 hour 10 minutes to London Victoria).



Distances

- Ringmer 2.3 miles
- Lewes 5.5 miles
- Brighton 14.5 miles
- Eastbourne 17.5 miles

Nearby Stations

- Lewes

Key Locations

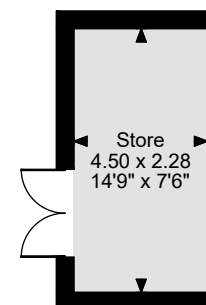
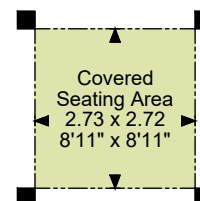
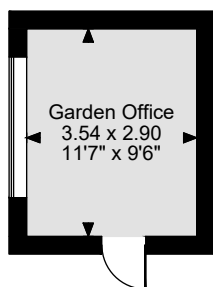
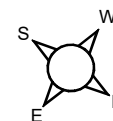
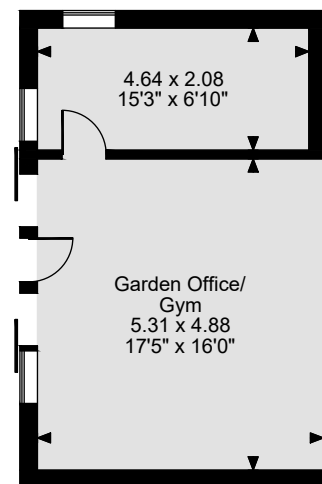
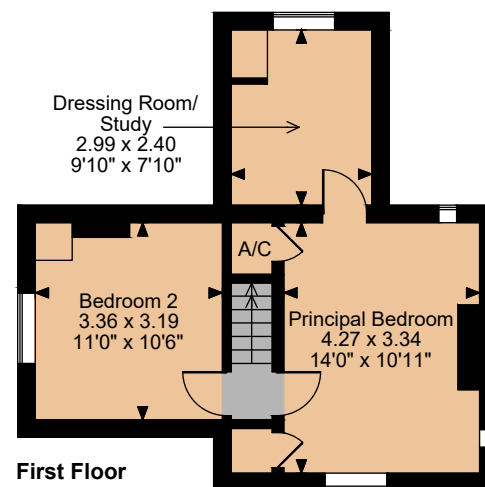
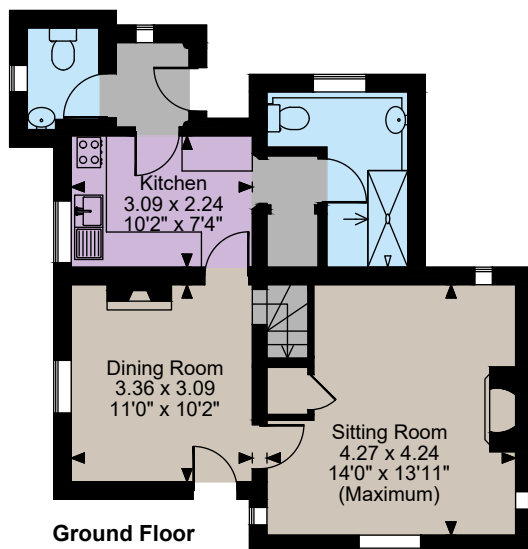
- South Downs National Park and South Downs Way
- Anne of Cleves House
- Lewes Castle
- Barbican House Museum
- Southover Grange Gardens
- Lewes Priory
- Monk's House (National Trust)
- Glyndebourne
- Charleston Farmhouse

- Sussex Heritage Coast
- Brighton Royal Pavilion
- Brighton Palace Pier

Nearby Schools

- Ringmer Primary & Nursery School
- Ilford and Kingston CofE Primary School
- Wallands Community Primary & Nursery School
- South Malling CofE Primary & Nursery
- Southover CofE Primary School
- Western Road Community Primary School
- Lewes Old Grammar School
- Annan
- Northease Manor School
- Rudyard Kipling Primary School & Nursery
- Priory School
- Hamsey Community Primary School





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

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Floorplans

House internal area 943 sq ft (88 sq m)

Outbuildings internal area 611 sq ft (57 sq m)

Total internal area 1,554 sq ft (144 sq m)

Quoted area excludes 'External Covered Seating Area'

For identification purposes only.

Directions

BN8 5AE. what3words: ///cowboys.verve.bounding

General

Local Authority: Lewes District Council

Services: Mains water and electricity. Oil-fired heating. Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: Band E

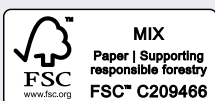
Branch

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