



# Hoathdown Cottage

117 Hodder Farm Cottages, Peacehaven, East Sussex

**STRUTT  
& PARKER**

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## A charming four bedroom semi-detached Victorian cottage in a stunning location on the top of the South Downs

An attractive double-fronted period family cottage, sensitively combining modern amenities with a wealth of period features. Perched majestically on the South Downs, enjoying stunning, far-reaching views over the National Park, occupying a rural position on the fringes of a desirable, well-served village, within easy reach of Lewes. The house is complemented by solar panels and an air source heat pump.



**4 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**GARAGE**



**0.29 ACRE**



**FREEHOLD**



**RURAL**



**1491 SQ FT**



**£895,000  
GUIDE PRICE**



### The property

Forming one of only 13 dwellings at Hoddern Farm, Hoathdown Cottage is an attractive part tile-hung Victorian family home offering almost 1,500 sq ft of light-filled, flexible accommodation arranged over three floors.

Configured to provide an elegant and practical living and entertaining environment, maximising the stunning far-reaching views, the property sensitively combines quality fixtures and fittings with a wealth of period detailing including casement glazing and some original fireplaces. As is usual in properties of this age, the entrance porch opens into a dining room with decorative quarry-tiled flooring, a painted exposed brick chimney breast incorporating a feature bread oven and useful fitted storage including a larder cupboard. The dining room opens into a well-appointed kitchen with quarry-tiled flooring, a range of Shaker-style wall and base units, complementary wooden work surfaces, a Rangemaster stove and modern integrated appliances.

A door from the dining room opens into a rear aspect family room with original brick flooring and an exposed brick chimney breast with an open fire, flanked on each side by bespoke shelving and cupboards. An inner hallway off the family room has a useful cloakroom, and gives access to a triple aspect sitting room with wooden flooring, a feature exposed brick fireplace with woodburning stove, French doors to the rear garden and an inter-connecting dual aspect study.

Stairs rise from the inner hall to a split-level first floor landing, leading to a vaulted principal bedroom and two further double bedrooms, each with feature fireplaces and built-in storage. The fully tiled family bathroom includes a tiled floor, a freestanding rolltop bath, and a separate shower enclosure. A separate staircase rises from the landing to the vaulted second floor, which houses the property's remaining double bedroom and its en suite bathroom.



## Outside

The property is approached through a five-bar gate over a sweeping gravelled driveway providing private parking and giving access to a detached timber garage and a brick-built fitted utility room. The well-maintained wraparound garden is laid mainly to lawn bordered by well-stocked flower and shrub beds and mature trees. A low-level stone wall to the rear gives access to an orchard featuring solar panelling. The whole area is ideal for entertaining and al fresco dining and enjoys stunning, far-reaching view over the South Downs National Park.

## Location

Piddinghoe village has a village hall, farm shop and tennis club. The nearby towns of Peacehaven, Newhaven and Lewes offer a full range of shops, pubs, restaurants and recreational facilities. More comprehensive amenities are available in Brighton. Local sporting facilities include walking and riding in the South Downs, cycling on the Egrets Way route, fishing, watersports and sailing on the Sussex coast,



numerous golf courses, show jumping at Hickstead, and horseracing at Lewes, Brighton and Goodwood.

Transportation links are excellent: buses link Piddinghoe to Brighton, the A27 gives access to the A23/M23 and motorway network, Gatwick and central London, and Newhaven has a ferry port with services to Dieppe and a station (2.8 miles) offering regular services to central London.



## Distances

- Newhaven 2.9 miles
- Lewes High Street 6.7 miles
- Brighton Mainline Station 8.7 miles

## Nearby Stations

- Newhaven Town
- Newhaven Harbour
- Bishopstone
- Southease
- Lewes

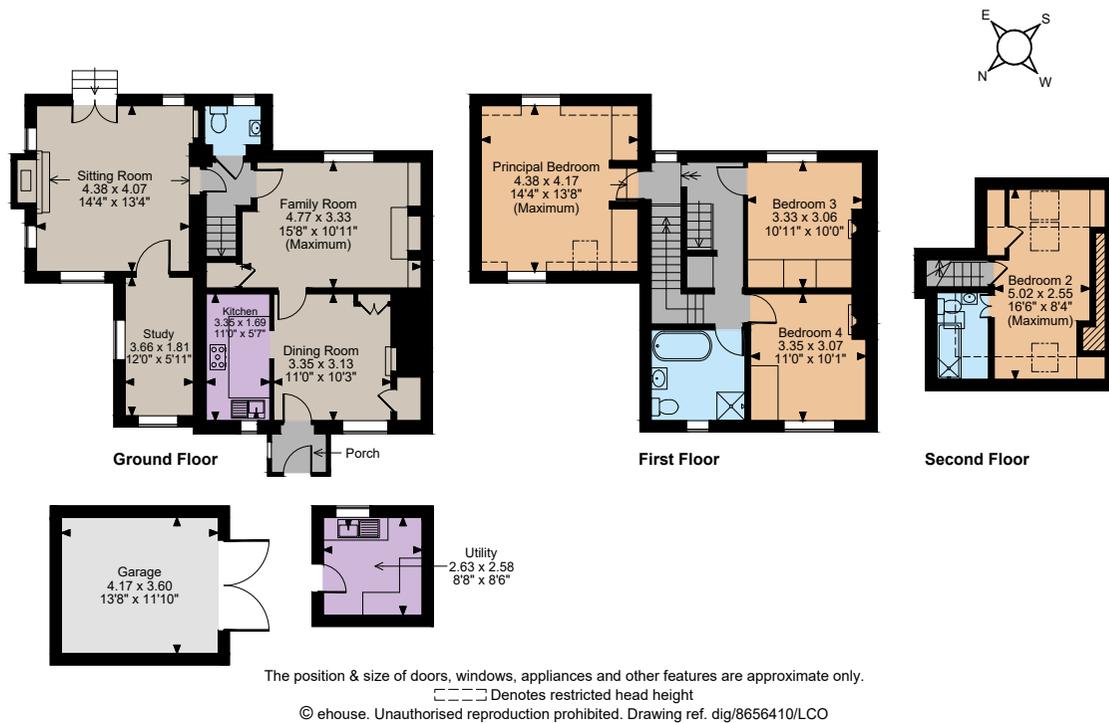
## Key Locations

- Newhaven Fort
- Newhaven Museum
- Paradise Park
- Seven Sisters Country Park
- Lewes Castle
- Herstmonceux Castle
- Brighton Pavilion

## Nearby Schools

- High Cliff Academy
- Northease Manor
- Oxford International College
- Roedean
- Lewes Old Grammar
- Seaford Head School
- Brighton College





### Floorplans

Main House internal area 1,491 sq ft (138 sq m)  
 Garage internal area 162 sq ft (15 sq m)  
 Utility internal area 73 sq ft (7 sq m)  
 Total internal area 1,726 sq ft (160 sq m)  
 For identification purposes only.

### Directions

BN10 8AR

what3words: ///encoded.mission.hence - brings you to the driveway

### General

Local Authority: Lewes District Council

Services: Mains water and electricity. Oil-fired boiler. 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 D



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## Lewes

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