



Holly Cottage










Lewes Road, Blackboys, Uckfield, East Sussex



BNP PARIBAS GROUP

A handsome Grade II listed 19th century cottage located in a highly-convenient semi-rural setting

An attractive three-bedroom family home combining modern amenities and neutral décor with period features such as casement and sash glazing, exposed beams, and an inglenook fireplace—offering an elegant yet practical environment for family life and entertaining. Positioned on the edge of a sought-after village, it enjoys easy access to both local and town centre amenities.

 3 RECEPTION ROOMS	 3 BEDROOMS	 2 BATHROOMS
 DRIVEWAY	 GARDEN	 FREEHOLD
 RURAL/ VILLAGE	 1,494 SQ FT	 GUIDE PRICE £850,000

The property

Holly Cottage is an attractive part-tile hung Grade II listed detached family home offering almost 1,500 sq ft of light-filled flexible accommodation arranged over two floors.

Configured to provide an elegant and practical family and living space, sensitively combining modern amenities and neutral décor throughout with period features including casement and sash glazing, some exposed beams and an exposed brick open inglenook fireplace.

The ground floor accommodation opens from a glazed porch. It comprises a large 24 ft front aspect sitting room with bespoke shelving, useful storage, a feature inglenook open fireplace and a door to an L-shaped inner hall with a rear aspect dining area, a door to the rear garden and an en suite fitted utility room with modern shower and useful cloakroom.

The ground floor accommodation is completed by a kitchen fitted with a range of bespoke wall and base units, a double Belfast sink, complementary wooden work surfaces, and modern integrated appliances. This leads to the front aspect timber-framed conservatory, which features tiled flooring, a glazed roof, and large picture windows overlooking the garden on three sides, with French doors opening onto the terrace.

Stairs rise from the inner hall to the first floor, which provides a dual aspect principal bedroom with fitted storage, two further double bedrooms, one with fitted storage, and a part wood-lined family bathroom with freestanding bath and separate neighbouring WC.



Outside

The property is approached through twin stone pillars and high double wooden gates, leading onto a tarmac driveway that provides a private parking area. Adjacent double gates open onto a path that leads through the garden to the side terrace and the property. The well-maintained wraparound garden, which surrounds the house on three sides, is laid mainly to level lawn bordered by well-stocked flower and shrub beds. It features a timber summer house with full-height glazing and French doors to the garden, a useful attached store, a shed, a wood store, and a spacious paved side terrace accessed from the conservatory—ideal for entertaining and al fresco dining. The entire garden is screened by mature hedging, offering a high degree of privacy.

Location

The East Sussex village of Blackboys offers a chapel, pub and access to the Vanguard Way long-distance footpath linking Croydon and Newhaven. Further amenities are available in nearby villages including Framfield, which has a church, pub and primary school. Uckfield town centre offers comprehensive shopping facilities, supermarkets including Waitrose, restaurants, cafés, a leisure centre, cinema and schooling, while the market town of Heathfield has independent and larger stores, supermarkets, pubs, restaurants, a leisure centre, football field and youth centre. More extensive shopping, service and leisure amenities including golf clubs are available in Lewes, Royal Tunbridge Wells and Brighton.



Distances

- Blackboys 1.7 miles
- Framfield 2.5 miles
- Uckfield 3.3 miles
- Heathfield 5.9 miles
- Lewes 9.0 miles
- Royal Tunbridge Wells 16.4 miles
- Brighton 18.3 miles
- London Gatwick Airport 27.3 miles

Nearby Stations

- Uckfield
- Lewes
-
-

Key Locations

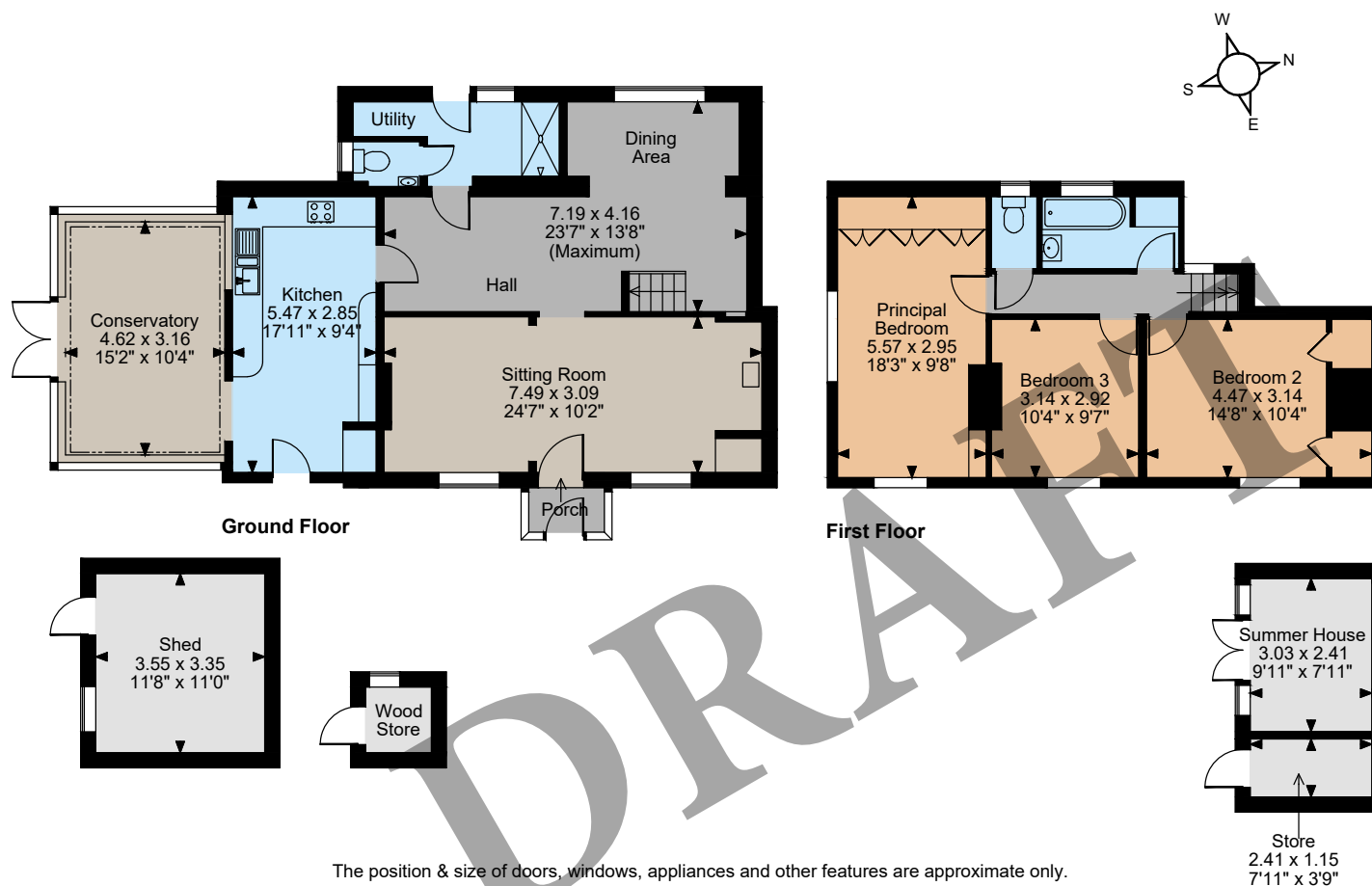
- Glyndbourne Opera House
- Charleston (Firle and Lewes)
- East Sussex National Golf Club & Spa
- Firle Place

- Bateman's
- Bluebell Railway
- Sheffield Park and Garden
- Ashdown Forest
- Michelham Priory House & Gardens
- Lewes Castle & Museum
- South Downs National Park
- Pevensey Castle

Nearby Schools

- Uckfield College
- Annan
- Skippers Hill Manor
- Bede's
- Mayfield
- Lewes Old Grammar
- Brighton College





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

Main House internal area 1,494 sq ft (139 sq m)

Outbuilding internal area 258 sq ft (24 sq m)

Total internal area 1,752 sq ft (163 sq m)

For identification purposes only.

Directions

TN22 5JH

what3words: ///boating.harmonica.nicknames- brings you to the driveway

General

Local Authority: Wealden District Council

Services: Mains water, electricity, oil-fired central heating and septic tank. 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 F

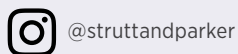
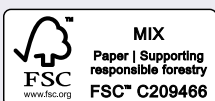
EPC Rating: TBC

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