



# 2 Yew Tree Cottages


The Street, Ripe, East Sussex




BNP PARIBAS GROUP

A fine Grade II Listed three bedroom house in a beautiful village setting with beautiful gardens.


A handsome 15th century attached timber-framed family home providing neutrally-decorated accommodation brimming with period features including a wealth of exposed wall and ceiling beams and original fireplaces. It is located at the heart of a sought-after picturesque village.




3 RECEPTION ROOMS




3 BEDROOMS




1 BATHROOMS




OUTSIDE




GARDENS




FREEHOLD



VILLAGE



2,398 SQ FT



£750,000  
GUIDE PRICE

The property

2 Yew Tree Cottages is a 15th century timber-framed and part tile-hung attached family home offering almost 2,400 sq ft of light-filled flexible accommodation arranged predominantly over two floors. The accommodation has been sensitively designed to blend modern amenities and neutral décor with a wealth of period features. These include casement glazing, exposed wall and ceiling beams, original joinery, and a variety of fireplaces.

The accommodation flows from a welcoming flagstone-floored entrance hall with a useful modern cloakroom and briefly comprises a large front-aspect dining hall, featuring a wood-panelled wall and an exposed brick inglenook fireplace with a woodburning stove. This space opens into an inner hall, which in turn provides access to a well-proportioned front-aspect family room, a useful walk-in store, and a spacious dual-aspect sitting room with a feature open fireplace, bespoke shelving, and French doors opening onto the rear terrace.

The ground floor is completed by a generous rear-aspect kitchen/breakfast room, fitted with a range of contemporary wall and base units, complementary work surfaces and splashbacks, and modern integrated appliances. There is ample space for a dining table, ideal for informal meals, alongside a neighbouring fitted utility room with direct access to the rear terrace. The property also benefits from an 18-foot cellar, offering excellent potential for a variety of uses.

A concealed staircase rises from the inner hall to a generous first floor landing, giving access to a triple aspect principal bedroom with fitted storage and a bathroom area with useful basin and shower, two further front aspect double bedrooms, one with fitted storage, and a family bathroom with a door to useful eaves storage.

## Outside

Set behind low level walling and having a pretty garden, the property is approached over a block-paved path flanked by a lawned front garden featuring a wealth of cottage planting. The well-maintained enclosed garden to the rear, a particular feature of this property, is laid mainly to level lawn bordered by well-stocked flower and shrub beds and mature trees and features numerous seating areas, a garden pond, a vegetable garden with raised beds, a greenhouse and shed and a large split-level paved terrace accessible from the sitting and utility rooms, ideal for entertaining and al fresco dining.

## Location

The property is set in the heart of the small, charming village of Ripe, surrounded by beautiful countryside. Ripe has an excellent local shop while the nearby village of Laughton has a post office and a primary school. Lewes is just seven miles away and provides a choice of shops, supermarkets, restaurants and cafés, while Eastbourne and the Sussex coast are also within easy reach. Lewes and Hailsham offer further schooling, including the independent Lewes Old Grammar School and Bede's Senior School in Hailsham. 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

- Lewes 7 miles
- Polegate 7 miles
- Uckfield 9 miles
- Seaford 10 miles
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## Nearby Stations

- Berwick
- Glynde
- Lewes
- 

## Key Locations

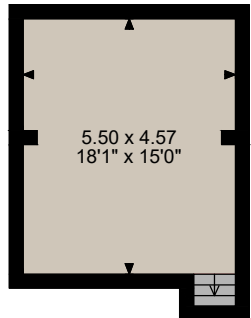
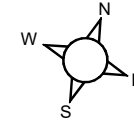
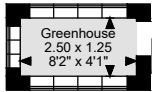
- South Downs National Park and South Downs Way
- Anne of Cleves House
- Lewes Castle
- Barbican House Museum
- Southover Grange Gardens
- Lewes Priory
- Charleston Farmhouse

- Monk's House (National Trust)
- Glyndebourne
- Sussex Heritage Coast
- Brighton Royal Pavilion
- Brighton Palace Pier

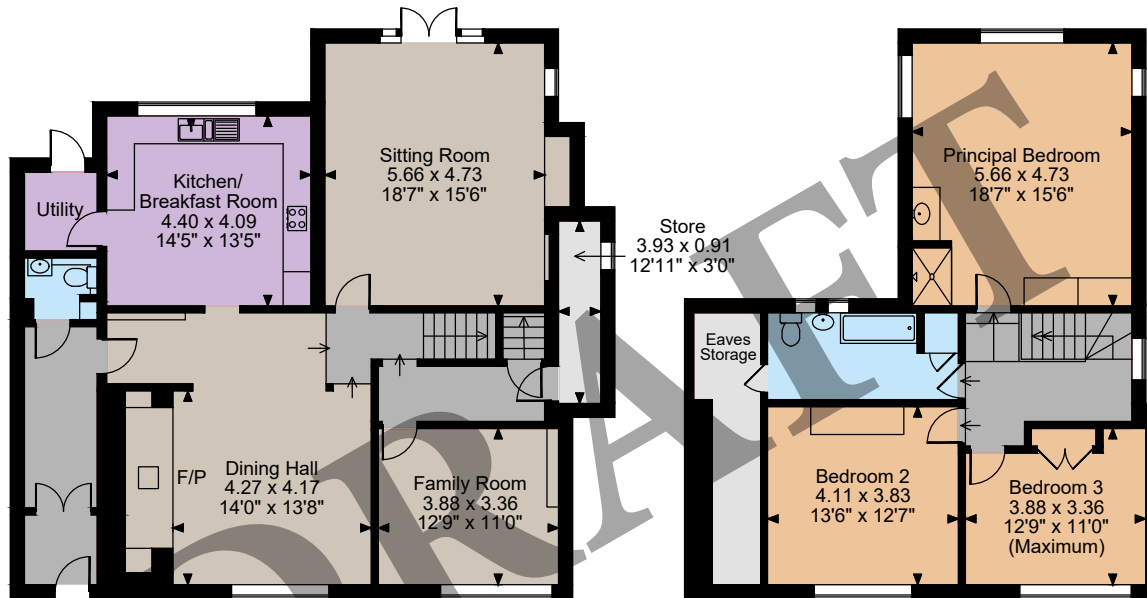
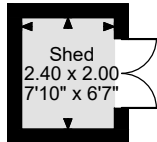
## Nearby Schools

- Lewes Old Grammar School.
- Ilford and Kingston CofE Primary School
- Wallands Community Primary School
- Southover CofE Primary School
- Western Road Community Primary School
- Lewes Old Grammar School
- Northease Manor School
- Rudyard Kipling Primary School
- Brighton College
- Roedean School
- Battle Abbey
- 





Cellar



Ground Floor

First Floor

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

House internal area 2,398 sq ft (223 sq m)  
Greenhouse & Shed internal 86 sq ft (8 sq m)  
Total internal area 2,484 sq ft (231 sq m)  
For identification purposes only.

## Directions

BN8 6BD

what3words: ///roughest.panther.charted

## General

Local Authority: Wealden District Council

Services: Mains water, electricity and drainage. Oil-fired central heating.

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

Council Tax: Band E

EPC Rating: F

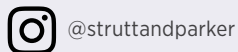
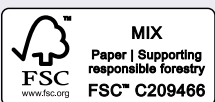
## Lewes

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