



Detached Arts and Crafts house with South Downs views

Culpepers, 11 College Road, Ardingly, Haywards Heath, West Sussex RH17 6TU

Freehold



Entrance hall • Sitting room • Dining room • Breakfast room • Kitchen • Studio • Study • Four bedrooms (one en suite) • Bathroom • WC • Attic • Open bay garaging • Barn • Workshop/apple store • EPC rating E

About the property

Culpepers is a fine example of classic Arts and Crafts architecture, designed by Harold George Turner and dating from the early 1920s; it has an interesting history, being built for Viscountess Wolseley, the influential gardening author and founder of Glynde College for Lady Gardeners. In time, the property passed privately to Leonard Keir Hett, a renowned architect and local figure, and has remained in the same family since 1948.

Now coming to the open market for the first time, the property offers a superb opportunity, situated in a generous 1.8 acre plot and occupying an enviable position in the heart of a popular village. Culpepers holds immense potential and scope for modernisation and showcases an array of wonderful original features and period details, including open fireplaces, decorative plaster reliefs, beautiful wood panelled cupboards and doors, and the original wood framed, cast iron lattice windows which frame the breathtaking southerly views to the South Downs.

The property has a substantial footprint and occupies a desirable position within its plot, and offers an excellent opportunity for conversion and updating, subject to the necessary consents and permissions.

The full extent and layout of the house can be seen on the accompanying floorplans, but briefly comprises two reception rooms, breakfast room, kitchen, pantry, cloakroom, and a studio, which is a later single storey addition. The dining room is of particular note, with a large, inglenook fireplace with herringbone paved hearth and a quote from St Francis carved into the oak beam, in classic Arts and Crafts style; there is a door leading to the south facing loggia.

On the first floor are four bedrooms (one with en suite bathroom and one with a dressing room with basin), a family bathroom and separate WC. A ladder gives access to the generous, fully boarded attic space.



Outbuildings with planning permission

There are two substantial outbuildings: a timber framed barn and a brick and timber two storey workshop/apple store. These buildings have the benefit of full planning permission for the “erection of a link building between two existing barns and the conversion into a single residential dwelling” which would create further accommodation comprising open plan reception room, three bedrooms and two bathrooms. Plans can be viewed on the MSDC planning portal, ref DM/17/4117.

Gardens and Grounds

11 College Road is situated in a tucked away location at the end of a long drive, with open fields to the south. The gardens are of particular note; to the front is a substantial kitchen garden, with beds planted. An orchard and small paddock, currently used for sheep, lies to the west.

The formal gardens are fully enclosed, with a charming loggia and terrace, with the reminder mainly laid to lawn with some beds planted.

There is ample parking ahead of the house, and a single storey attached outbuilding offers open bay garaging and storage.

Local Information

Situated in a wonderful elevated position in the heart of Ardingly village, next to open fields and with far-reaching views to the South Downs. Ardingly is a popular and thriving village with an active community, situated in the High Weald Area of Outstanding Natural Beauty. Ardingly offers a good range of local amenities including a village shop, a primary school, bakery, takeaway, public houses and the South of England Showground, which hosts a number of events throughout the year including the annual South of England country show.

Comprehensive shopping and leisure facilities are at Haywards Heath (3.4 miles), and Crawley (nine miles).

Sussex offers a superb range of sporting and leisure opportunities with golf at Royal Ashdown, Haywards Heath and Lindfield, and many other courses across the county. There is racing at Goodwood, Lingfield and Plumpton, and sailing at Ardingly Reservoir and the coast. There are many footpaths and bridle paths across surrounding countryside and the South Downs, as well as riding on Ashdown Forest by permit.



Spa and country house hotels include Alexander House, Ashdown Park, Gravetye Manor and Ockenden Manor. The County Town of Lewes and the City of Brighton and Hove offer theatres, cinemas, shopping and restaurants, and there is the world renowned Opera House at Glyndebourne.

Mainline Rail Service:
Haywards Heath offers regular services to London Bridge/ Victoria/St. Pancras International, journey time from 42 minutes, as well as connections to Brighton, Lewes and the coast.

The A/M23 provides access to the south coast and connections to Gatwick airport (11.7 miles, approximately 20 minutes journey time by car), the M25 and national motorway network.

There is an excellent range of highly-regarded schools in the area, including St Peter's CEP School, Oathall Community College, Ardingly College, Cumnor House, Great Walstead, Hurstpierpoint College, Brighton College, Burgess Hill Girls and Lewes Old Grammar School.

All distances and journey times are approximate.

Agent's Note

There is a public footpath running along the eastern boundary of the property, separated from the garden by trees and hedging.

Services

Gas-fired central heating, except studio: wall mounted electric heater. All mains services.

Outgoings

Mid Sussex District Council, 01444 458166. Council tax band G.

Tenure

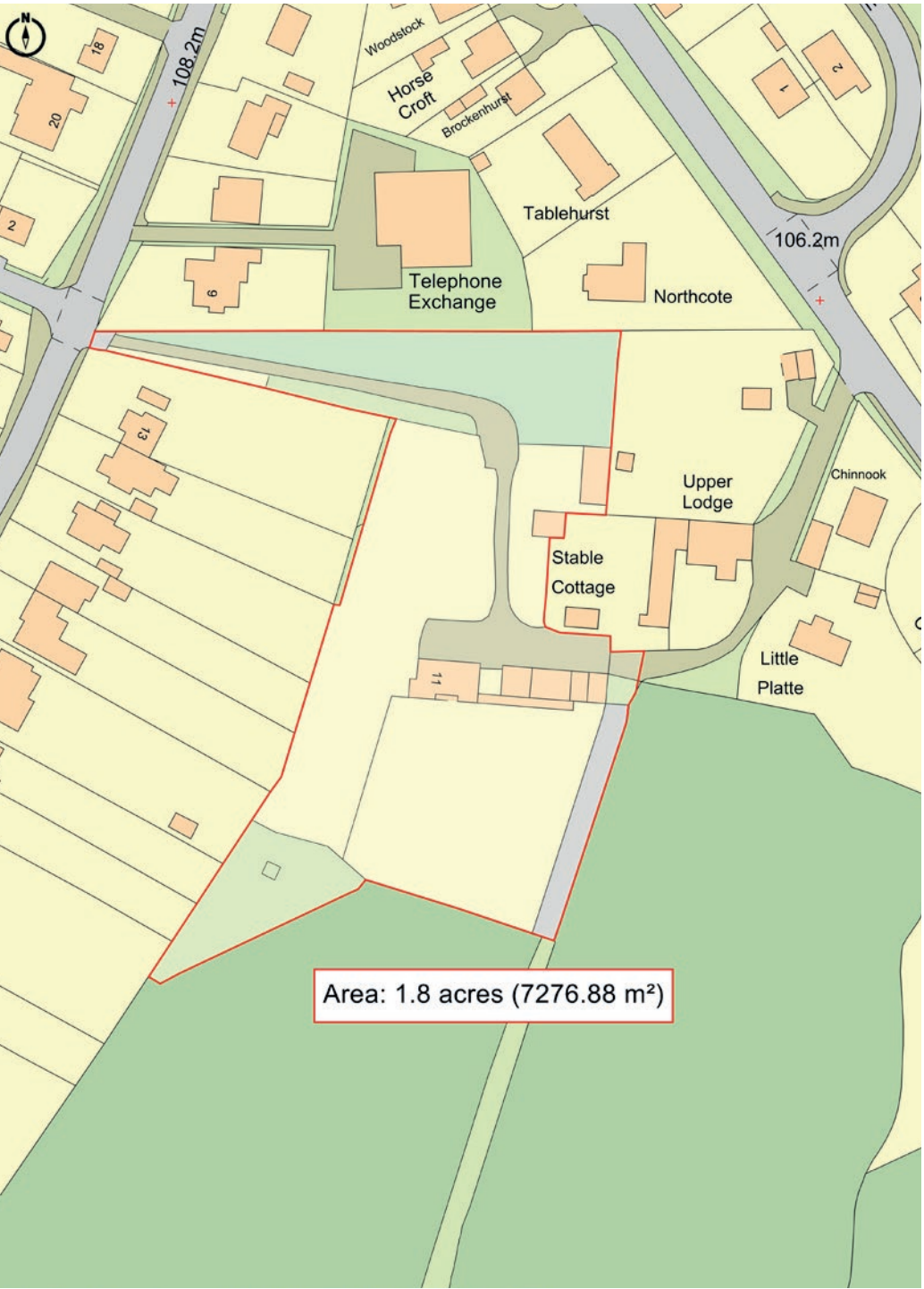
Freehold

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills on 01444 446000.
If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



Culpepers, Ardingly
Gross internal area (approx) 286.1 sq m/3079 sq ft
Attached outbuilding 121.1 sq m/1303 sq ft
Workshop / Apple store 54.4 sq m/585 sq ft
Barn 67.0 sq m/721 sq ft
Total 528.6 sq m/5688 sq ft



savills

savills.co.uk

Rohan Vines
Savills Haywards Heath
01444 446000
rohanvines@savills.com



For identification only. Not to scale. © TP02022141

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure prepared: December 2020 Photographs taken: December 2020 Brochure by Trueplan (UK) Ltd