



Pretty period cottage with equestrian facilities

Beresford Lane, Plumpton Green, Lewes, East Sussex, BN8

Freehold

savills

Entrance hall • Sitting room • Dining room • Kitchen/breakfast room • Porch/conservatory • Rear hall • Utility room • 3 bedrooms • 2 bathrooms (1 ground floor)

Outbuildings, gardens and grounds • Office with WC • Sand school • Stables • Tack room/hay store • Open barn
• Workshop • Garaging and workshops • Timber sheds
• Greenhouse • Swimming pool • Gardens • Paddocks
• About 3.63 acres • EPC rating E

Local Information

Situated in a rural position on the outskirts of Plumpton Green, about 1.7 miles from Plumpton station. Plumpton Green sits at the foot of the South Downs in the heart of Sussex, and is well known for its racecourse. It is a thriving, active village with many playgroups, a nursery school, primary school, numerous clubs and societies, racecourse, church, a station offering direct service to London and a village shop. Local pubs include The Plough at the top of Station Road, the Fountain in the village, the Jolly Sportsman and the Half Moon.

The nearby towns of Burgess Hill (four miles) and Haywards Heath (five miles) provide a range of high street shops, supermarkets, leisure centres and facilities. Sussex offers a wealth of leisure and cultural activities, with sailing at Ardingly, golf across West and East Sussex, and the renowned Opera House at Glyndebourne. There are many footpaths and bridle paths across the South Downs and surrounding countryside, as well as riding on Ashdown Forest by permit.

Spa and country house hotels include Ashdown Park, Gravetye Manor and Ockenden Manor.

Rail (direct services): Plumpton station to London Victoria, journey time from 58 minutes. Burgess Hill to London Victoria/London Bridge/St Pancras International, journey time from 51 minutes. Haywards Heath to London Victoria/London Bridge/St Pancras International, journey time from 42 minutes.

Road: to the north, the A272 joins with the A23/M23. Brighton 13 miles, Gatwick airport 18.4 miles, central London 44 miles.

Schools: There are many highly regarded state and private schools in the local area including Plumpton Primary School, Cumnor House School, Ardingly, Hurstpierpoint, Lancing and Brighton Colleges, Lewes Old Grammar School, Great Walstead School, Cumnor House, Chailey Secondary School, Lewes Priory and Plumpton Agricultural College.





About this property

Elm Cottage is a pretty detached house, believed to date from the seventeenth century, with later additions and extensions creating a comfortable three bedroom house, which has been cleverly designed with many interior windows ensuing natural light throughout the ground floor.

The cosy sitting room has a painted brick inglenook set with a wood-burning stove, and sliding glazed door to the under stairs shelving. The dining room also has space for a study area, and the kitchen/breakfast room is well-equipped with a good range of cupboards, solid wood counters and space for a range cooker and breakfast table. It offers a tranquil space to sit and enjoy the views across the garden and surrounding landscape. Beyond lies the inner hall, which gives access to the ground floor bathroom, and opening out to a rear hall/playroom, beyond which lies the utility room.

There are three good sized bedrooms and a family bathroom on the first floor; each bedroom has built-in cupboards.

The floorplans give an excellent overview of the full layout of the property.

The house is set within 3.63 acres of gardens and grounds, and offers an excellent range of outbuildings, some with power connected, including an open barn, garaging, workshops, timber storage sheds and a detached home office with WC. Their full extent can be seen on the floorplans.

The equestrian facilities are arranged to the side of the house, comprising three stables tack room and hay store with hardstanding yard and direct access to the bridleway, 40m x 20m sand school, and two secure paddocks with water connected.

Close to the house, the formal gardens have been landscaped, and there is a patio to the rear giving access to the outdoor pool enclosure.

About 3.63 acres.





Agent's Notes

Elm Cottage has right of way over the drive from Beresford Lane, which is owned by the neighbouring house Lumberpits.

Services

Oil-fired central heating. Mains electricity and water. Private drainage.

Outgoings

Lewes District Council, 01273 471600.
Council tax band F(i).

Energy Performance

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

Directions

From Haywards Heath, take the B2112 south to Wivelsfield, taking the first exit at the mini-roundabout to Wivelsfield Green. Turn right at the next mini-roundabout into South Road, and then left at the next to stay on South Road. After about 1.3 miles turn left into Beresford Lane,

follow the road for about 1/3 mile, down the hill, and the driveway to Elm Cottage and Lumberpits is on the right, just as the road levels again. Keep right for Elm Cottage.

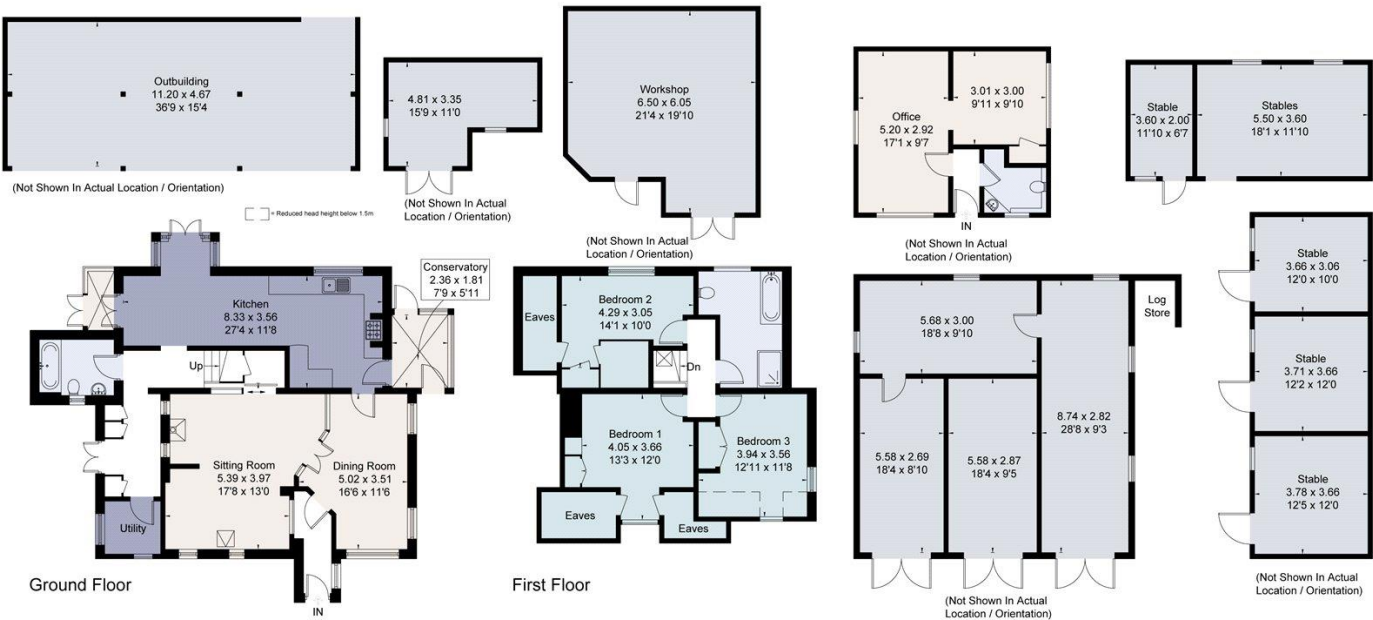
Viewing

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





Approximate Area = 161.6 sq m / 1739 sq ft (Including Eaves)
Outbuildings = 220.8 sq m / 2377 sq ft (Including Stables / Workshop / Office)
Total = 382.4 sq m / 4116 sq ft
Including Limited Use Area (2.2 sq m / 24 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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