Elegant and superbly appointed detached Georgian house just off the village green

Ivy Cottage, 10 High Street, Newick, Lewes, East Sussex BN8 4LQ

Guide £1,285,000 Freehold

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Entrance lobby and hall • Sitting room • Dining room • Kitchen, breakfast and family room • Study • Utility room • Cloakroom • Principal bedroom with en suite bathroom • Three further bedrooms • Bathroom • Cellar • Detached double garage with studio/office over • Gated driveway • Walled gardens • EPC rating D

About the property

Situated in the heart of the sought-after village of Newick, Ivy Cottage is a detached Georgian house understood to date from the late 1830s. Whilst benefitting from remaining unlisted, the house boasts elegant period features typical of the era including attractive wisteria-clad elevations of red and grey-glazed brick with sash windows under a slate roof, a number of both working and feature fireplaces, high ceilings and decorative finishes such as ceiling roses, coving and dado rails. During our clients' ownership the house has been extended, remodelled and carefully refurbished, resulting in a superbly appointed period home, with a neutral colour palette to complement the architecture, bespoke curtains and blinds, limestone tiled floors through much of the ground floor, a custom-built Neptune kitchen and stylish modern white bathroom suites in a classic style.

The full extent of the accommodation is arranged over three floors (including the cellar), the full extent and layout of which can be seen on the floor plan. The house benefits from the recent addition of a detached double garage with versatile room over, which could be used as a spacious home office or as guest accommodation.

Ivy Cottage is accessed by car via a private lane from the village green; wooden double gates open to a courtyard driveway and parking area. Steps rise to a door opening to the entrance lobby, in turn giving access to both the formal entrance hall and the kitchen, breakfast and family room. The kitchen is a wonderful modern addition to the house (2012): a large triple-aspect room with French doors opening to the garden and ample space for both sofas and a large table and chairs. It is fitted with a range of solid oak cabinetry and a central island by Neptune, with light oak and black granite worktops and a number of integrated Neff appliances.

There are two formal reception rooms lying off the entrance hall: a dual-aspect sitting room featuring a polished slate feature fireplace with marble surround and inset coal-effect gas fire, and a dining room, also with a brick and marble feature fireplace. There is understairs access from the entrance hall to the tanked cellar; a study, utility room (also fitted with Neptune units), cloakroom and vaulted porch with the original front door complete the ground floor accommodation.

There are four bedrooms on the first floor, together with two large bathrooms (one en suite), both fitted with stylish classic white suites including freestanding Victoria+Albert baths and separate showers.

Outside

Ivy Cottage is set behind a low red brick wall with ornate railings, well screened from the High Street by mature trees and shrubs. A gate set into the wall gives pedestrian access to a winding brick path leading to the front door.

Vehicular access is via the private lane to the east of the house, where double gates open to a courtyard parking area ahead of the modern double garage (2016), built from local materials in keeping with the original architecture. A wrought iron gate set into the adjoining wall gives secure access to the walled rear garden and to the rear of the garage, where a door opens to steps rising to a versatile first floor studio with oak flooring and spot lights.

The garden is of particular note: well-enclosed by walls, mature trees and shrubs giving a good degree of privacy despite the house's central location. Lying around the house to three aspects, it is attractively designed in a traditional English country garden style, with circular terraces, expanses of shaped lawn edged by well-stocked flower borders and dotted with young fruit trees, climber-clad trellises and spring bulbs.

Local information
Ivy Cottage is situated in the heart of the village, in the Newick Green Conservation Area. The village is known for its pretty village green and has a thriving community, providing a number of facilities and amenities including a primary school, village shop, newsagent with Post Office, pharmacy, butcher, bakery, three public houses, café, Indian restaurant and a health centre. Uckfield (five miles), Haywards Heath (seven miles) and Lewes (nine miles) all offer an extensive range of shops and further facilities.

There are a number of clubs and societies in Newick, including football, rugby, tennis and cricket clubs; golf courses in the area include Piltdown, Lindfield, Haywards Heath and the East Sussex National near Uckfield. An excellent network of nearby footpaths gives direct access to the countryside surrounding the village.

There is a vibrant cultural and arts scene in Sussex, with world-class opera at Glyndebourne, and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events.

Mainline Rail Services: Haywards Heath (London Bridge/Victoria from 42 minutes), about seven miles.
Gatwick airport: 19 miles.

Schools: There is a wide range of schools and colleges to choose from in the nearby villages and towns, both state and private, including Newick primary school (rated Ofsted Outstanding in July 2011), Chailey Secondary School, Cumnor House, Great Walstead, Burgess Hill Girls, Lewes Grammar, Roedean and Brighton College.

Directions
Heading west into Newick on the A272, pass the village hall on the right hand side and approach the village green. Turn left immediately before the village shop and pedestrian crossing, and the double gates opening to Ivy Cottage's private driveway can be found on the left hand side. There is pedestrian access to the house from the High Street via a wooden gate set into the wall.

Services
Gas fired central heating. All mains services. Electric storage heater in the studio/office over the garage.

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

Energy Performance
A copy of the full energy performance certificate is available on request.

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Approximate Area = 231.0 sq m / 2486 sq ft
Cellar = 15.8 sq m / 170 sq ft
Garage = 74.8 sq m / 805 sq ft (Including Loft)
Total = 321.6 sq m / 3461 sq ft
Including Limited Use Area (11.4 sq m / 123 sq ft)
For identification only. Not to scale.
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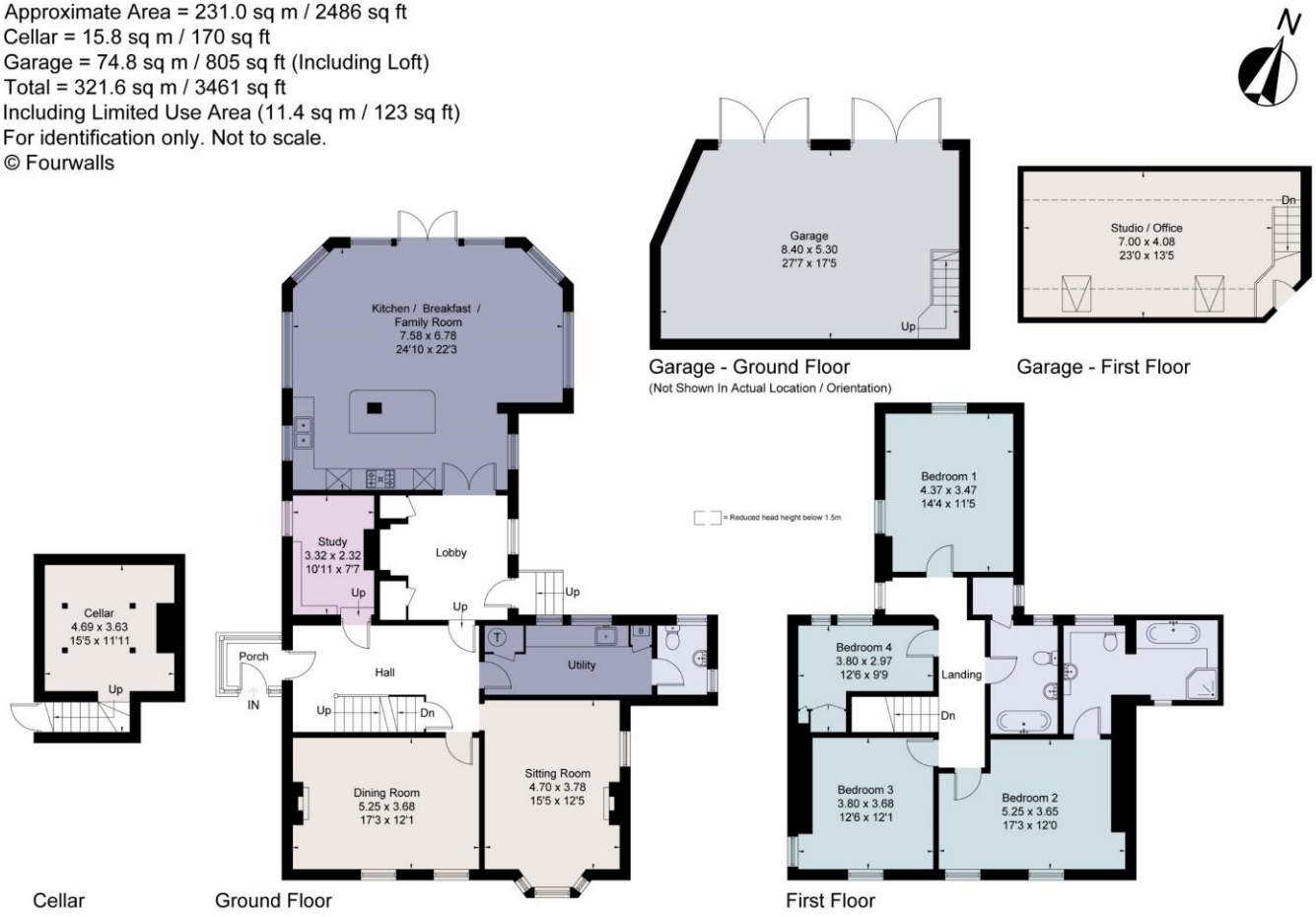

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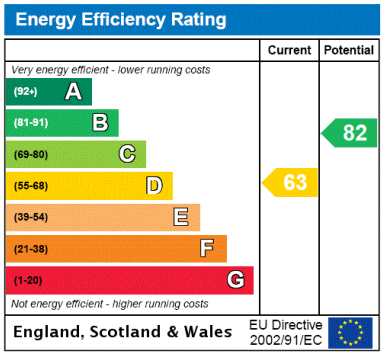

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