

East Hoathly, Lewes, East Sussex

Asking Price: £500,000

FREEMAN FORMAN















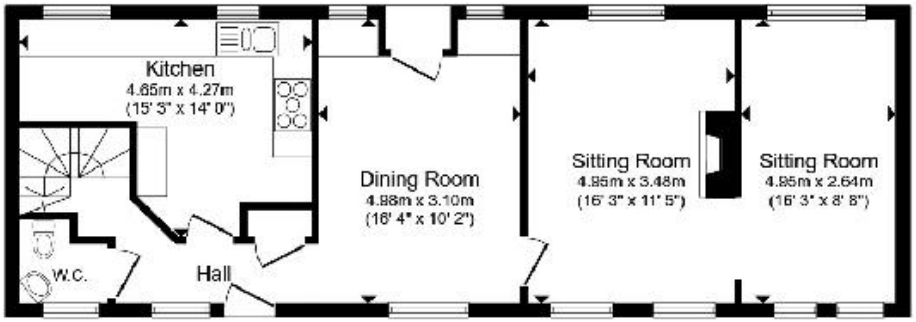
This utterly charming and delightful character home offers the opportunity for you to live in a unique slice of history. As a former Victorian Coach House, this home is sold with the signature archway and clock tower above.

The versatile conversion is currently set up to offer the entrance hall as a dining room, immediately transporting you into a welcoming space to receive and host guests. The farmhouse style kitchen is quirky in its layout, allowing for a breakfast bar, preparation area or even study area off the main cooking and cleaning area. The main living area is half open to a further reception area and could easily be one large, open reception room with central chimney complete with log burner. Fantastic use of space has meant that a ground floor cloakroom sits perfectly at the end of the rear hallway.

The first floor offers three generous double bedrooms, all enjoying far reaching countryside views from the front dormer windows. The master suite offers a walk in wardrobe, dressing room or even a nursery, which gives access to the en suite with claw foot bathtub and separate shower, as well as the spacious bedroom itself. Here you can enjoy exposed beams, feature fireplace, and with it being the only room in the home which shares a wall with the neighbouring property, there's a pretty, arch window to complement the archway below.

To the front of the home there is an access hatch to a cellar, which subject to necessary planning and building permissions, could potentially offer converted living or workshop space. The archway gives access through to the rear courtyard where you will find parking for one or two cars, and a gate to your walled, patio garden.

Situated in a small hamlet just on the outskirts of East Hoathly, this home is nestled in glorious countryside.



Ground Floor



First Floor

Total floor area 162sq m (1,743sq ft) Approximately

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by www.propertybox.io

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Council Tax Band: **E**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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