Lucas House

14 Lucastes Avenue, Haywards Heath, RH16 1JH



JACKSON-STOPS

Mid-Sussex
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AN EXCEPTIONAL AND RARE OPPORTUNITY TO OWN A GRADE II* LISTED HOUSE, BEAUTIFULLY REFURBISHED AND EXTENDED BY THE CURRENT OWNER, SET IN OVER ONE ACRE OF GARDENS AND GROUNDS AND JUST A BRIEF WALK FROM HAYWARDS HEATH MAINLINE STATION.

Key Features

Lucas House is a stunning period house in the heart of Haywards Heath, providing privacy and scale in an enviable position near the mainline station

Elegant entrance hall with original inglenook and woodburning stove

Beautiful drawing room with large open inglenook fireplace and original oak panelled formal dining room

Magnificent, recently built, kitchen / dining / family room with large bifold doors leading out to the two terraces, a wonderful example of a seamless connection to the garden

Five generous bedrooms over two floors and four luxuriously appointed bath / shower rooms

Gated entrance and parking/turning areas for several vehicles

Beautifully landscaped gardens with stone terraces and an enclosed oak cloister.













Description

Believed to date from the late 16th century, Lucas House is a fine example of a timber framed building, refronted in the early 19th century and fully restored by the current owner over the past 16 years. The ground floor is made of red brick with grey headers on a sandstone plinth, and the first floor is tile hung, typical of this period of architecture. The house has a steeply pitched Horsham stone roof, hipped to the right and half hipped with a gable to the left. There is a multiple central brick chimney stack and tall external stacks to the east and west with sandstone bases.

This exceptional house offers beautiful original architectural features including elegant proportions, (not usual for this period), a beautiful 16th century dogleg, oak staircase with turned balusters and square newels. There is a plethora of special features including oak beams, inglenook fireplaces, original ironmongery, and 16th century panelling, hand carved in the formal dining room.

Lucas House has been beautifully restored and extended by the current owner offering all the elegance of a bygone era with exceptional high-end fixtures and fittings for modern family life.

From the central covered entrance door, entry into the generous, panelled hallway with large original inglenook fireplace with woodboring stove, opens up to the reception rooms and large rear hallway. To one side is the beautiful, hand carved, panelled dining room and to the other side is the double aspect drawing room with inglenook fireplace and working open fire. To the rear of the house is a magnificent kitchen / dining / family room, built in 2020. The kitchen is by Martin Moore, with Corian worktops, built-in pantry and a three-oven electric AGA and companion. Above the AGA is a single piece of fitted Calacatta marble.

The kitchen boasts many carefully considered architectural features, including skylights, beautiful stone floors, a handcrafted larder and pantry and preparation island and bifold doors which offer a seamless connection to the terrace and garden beyond. All the stone floors throughout the house have wet underfloor heating. The house was fully repointed, replumbed, and rewired in 2019 and the roof has been completed overhauled and a new plant room installed.

To the east elevation of the ground floor is a beautiful, large bespoke utility / boot room which has been fitted with an array of storage and appliances, providing direct access to the garden, the wood store and external stairs to the basement.

Leading up the two staircases to the first floor, there is a wide, generous hallway with three elegant bedroom suites. The gorgeous principal suite has a bespoke fitted dressing room and a very generous, luxuriously appointed ensuite bathroom.

On the second floor are two additional bedrooms, a sitting room and beautiful ensuite bathroom. This floor could be used as guest accommodation, a separate apartment, accommodation for live-in staff or it would make a wonderful suite for teenagers.

Lucas House is a very special, period house, with wonderful proportions, classic architectural features, but with all the modern sophistication and high specifications needed for modern family life.

Lucas House is located in the heart of West Sussex and only a brief walk to the mainline train station. Set on a generous plot in the heart of Haywards Heath, the property is entered through double electric gates, which lead up the gravel driveway to a large parking and turning area, suited for many vehicles.





















Outside

The property sits in the centre of its plot of over one acre, with landscaped gardens and sweeping lawns. There are formal parterre hedges, herbaceous and perennial borders and many mature specimen trees.

To the west elevation of the house is an immaculate stone terrace, which sweeps around two sides of the house and provides direct access to the modern new kitchen. This has been carefully designed to encompass outdoor entertaining and alfresco dining and affords access to the stunning original, oak cloister.

Location

Lucas House is located to the west of Haywards Heath and is a short walk to the station and close to the centre of Haywards Heath and the local amenities, which offers a great range of shops and leisure facilities.

Haywards Heath's mainline railway station has fast and frequent commuter services to both London Victoria and London Bridge (from 42 mins), Gatwick Airport and Brighton. The A23 offers direct access to the motorway network, Gatwick, Heathrow and the South coast.

The surrounding countryside provides a vast range of sporting and recreational activities. Glyndebourne, Goodwood, Ardingly Showground and Plumpton are all within easy reach. Nearby is Haywards Heath Golf Course as well as reservoirs for water sports.

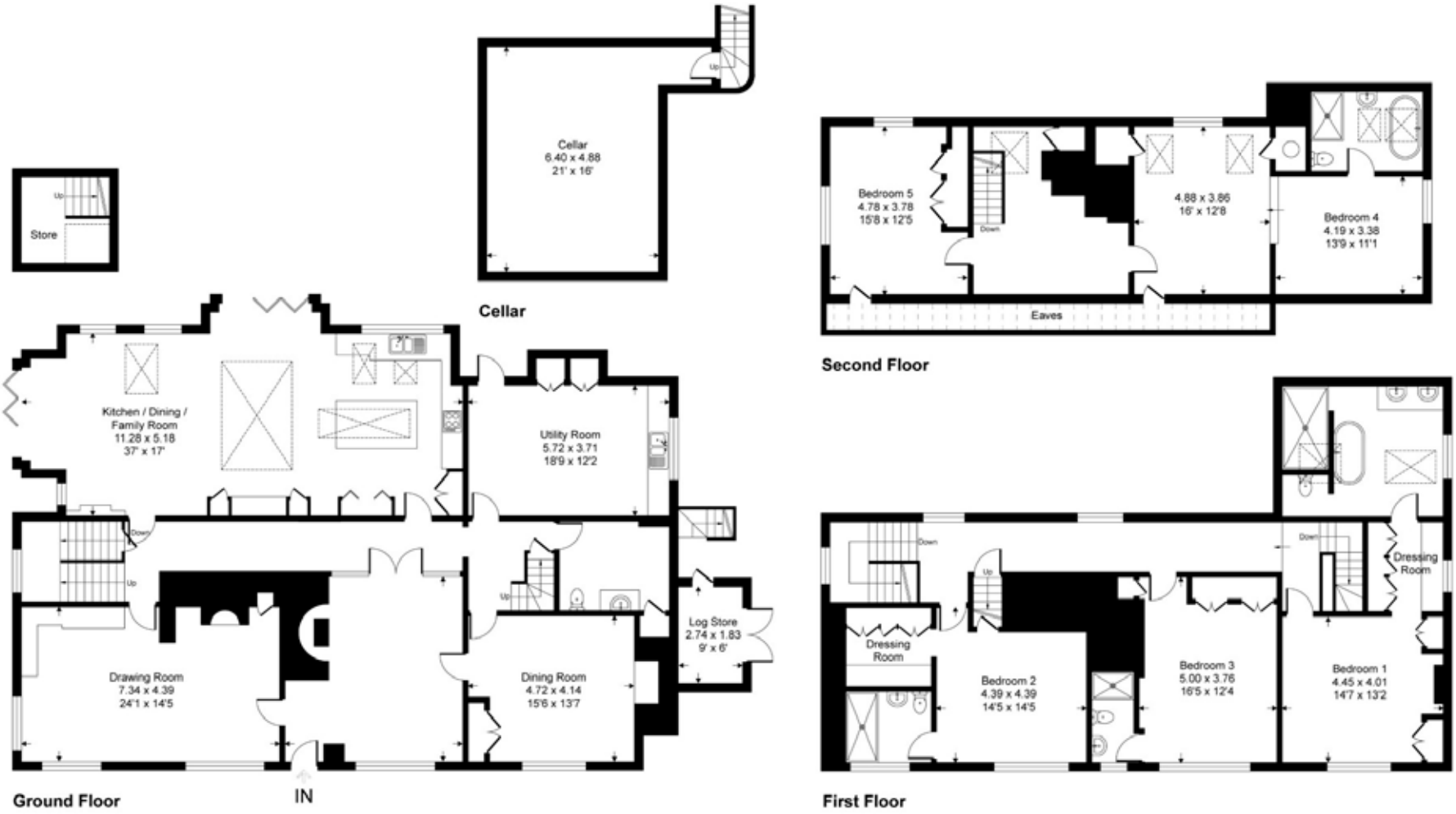
There are many highly renowned schools in the area both state and private including, Oathall and Warden Park Academy in nearby Cuckfield. The local Prep schools Great Walstead, Cumnor House, Ardingly Prep and Brambletye are superb as are Ardingly College, Worth, Hurst College, Brighton College and Burgess Hill School for Girls.











Important notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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