



# 6 Tricklands Cottages

Sheffield Park, Uckfield, East Sussex, TN22 3QN

Batcheller  
Monkhouse

Our Corner of England



# 6 TRICKLANDS COTTAGES

A conveniently located and attractive semi-detached cottage with further potential, paddocks and stables close to Sheffield Park. In all about 11.6 acres.

## Ground Floor

- Sitting/Dining Room
- Kitchen
- Covered Utility Area
- Store Room

## First Floor

- 3 Bedrooms
- Bathroom

## Outside

- Garden
- Parking
- In all about 11.6 Acres

## Stable Block

- 4 Loose Boxes
- Tack/Feed Room
- Lean-to Pole Barn
- Open double Hay Barn
- Hard standing



## DESCRIPTION

6 Tricklands Cottages is an attractive semi-detached cottage enjoying a rural outlook close to Sheffield Park. Presenting traditional brick elevations under a tiled roof and with wood framed windows, the house would benefit from some updating and offers potential, subject to planning consent, to extend.

The main features of the property include:

- **Sitting Room** with wood floors and wood burning stove.
- **Kitchen** with quarry tiled floor, a range of units under wood surfaces, butler's sink, integrated double oven with 4 ring induction hob and extractor over, dishwasher and half fridge. A back door leads from the kitchen into a **Covered Utility Area** with store cupboards and space for tumble dryer and fridge/freezer. Off the utility area is a **Store Room** with plumbing for washing machine.
- **3 Bedrooms** all with attractive outlooks.
- **Bathroom** with part tiled walls and shower over the bath.

## OUTSIDE

The property is approached over a shared drive which leads behind a number of cottages. No.6 is the first cottage and there is ample parking for several cars. Steps lead down to a patio and in turn to the back door. The garden is laid mainly to lawn and is to the side and front of the house. Mature hedgerows border the property.

Within easy vision, and behind the property, is the land which can be accessed separately via a five-bar gate and track which leads to the stables. The stables are of brick and timber construction and consist of 4 loose boxes, tack/feed room and a lean-to store. Behind the stables is a lean-to pole barn and double open hay barn with hard standing to the front. Water is supplied to the stables and to each of the three fields which in turn are stock proof fenced. In all the land and garden measures approximately 11.6 acres.

## AMENITIES

**Local:** North Chailey has a local garage with village store. Newick (1.7 mile) has a range of local shops, medical practice, 3 pubs, a restaurant and café. Fletching (2.5 miles) has a café and the popular Griffin Inn.



**Towns:** Uckfield (7 miles), Haywards Heath (5.8 miles), Lewes (8 miles) Brighton (15.8 miles), Tunbridge Wells (19.8 miles).

**Transport:** Haywards Heath Station (6.5 miles) services to London in approximately 45 minutes. Uckfield Station (6.8 miles) services to London is approximately 1 hour. Gatwick Airport (21.4 miles).

**Schools:** Chailey Primary School [www.chaileystpeters.org.uk](http://www.chaileystpeters.org.uk); Chailey School [www.chaileyschool.org](http://www.chaileyschool.org); Uckfield College [www.uckfield.college](http://www.uckfield.college); Lewes Old Grammar School [www.logs.uk.com](http://www.logs.uk.com); Great Walstead School [www.greatwalstead.co.uk](http://www.greatwalstead.co.uk) Cumnor House [www.cumnor.co.uk](http://www.cumnor.co.uk); Burgess Hill Girls [www.burgesshillgirls.com](http://www.burgesshillgirls.com)

**Leisure:** Chailey Common (1 mile) [www.chaileycommons.org](http://www.chaileycommons.org); South Downs National Park (38 miles) [www.southdowns.gov.uk](http://www.southdowns.gov.uk); Ashdown Forest (8 miles) [www.ashdownforest.org](http://www.ashdownforest.org); Chailey Stud (1 mile) [www.chailey-stud.co.uk](http://www.chailey-stud.co.uk); South of England Showground (7 miles) [www.seas.org.uk](http://www.seas.org.uk); Hickstead Showground (10 miles) [www.hickstead.co.uk](http://www.hickstead.co.uk); Felbridge Showground (14 miles) [www.felbridge.net](http://www.felbridge.net); Golden Cross Equestrian Centre (15 miles) [www.goldencrossec.com](http://www.goldencrossec.com)

## DIRECTIONS

From North Chailey travel north on the A275 passing Sheffield Park on the left, shortly after a number of cottages will be seen on the left. Past the last cottage is a driveway which passes behind the cottages and no. 6 is the first on the left.

## Additional Information

**Local Authority:** Wealden District Council Telephone 01323 443322. [www.wealden.gov.uk](http://www.wealden.gov.uk)

**Services (not checked or tested):** Mains water and electricity. No mains gas. Oil fired central heating. Shared private drainage. No mains drains.

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.highways.gov.uk](http://www.highways.gov.uk), [www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land Registry Title Number ESX299914

**EPC:** EPC rating E

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For identification purposes only



**GUIDE PRICE £700,000 - £750,000**

## Viewings

For an appointment to view please contact our Haywards Heath Office  
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# 6 Tricklands Cottages, Sheffield Park, Uckfield, TN22 3QN

Approximate Area = 1054 sq ft / 97.9 sq m  
 Outbuilding = 1310 sq ft / 121.6 sq m  
 Total = 2364 sq ft / 219.6 sq m

For identification only - Not to scale



## NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

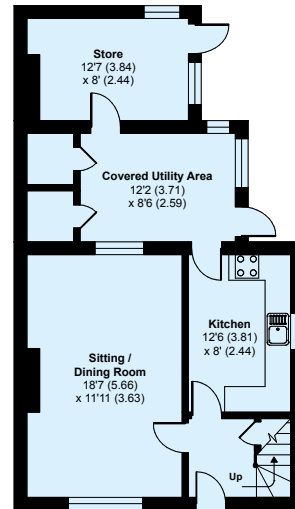
5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

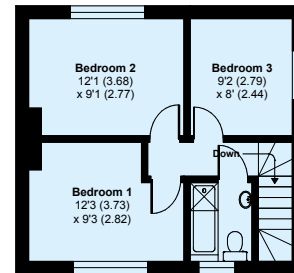
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

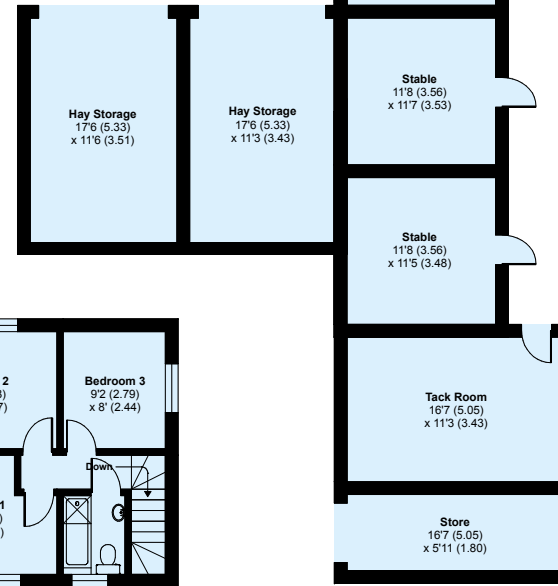
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2021. Produced for Batcheller Monkhouse. REF: 710155