



1 Broyle Farm Cottages

The Broyle, Ringmer, Lewes, East Sussex, BN8 5AL

Batcheller
Monkhouse

Our Corner of England

1 BROYLE FARM COTTAGES

A stylish semi-detached Victorian cottage with accommodation over three floors and having a generous garden with a plot of about ¼ of an acre with beautiful far reaching rural views in a convenient location on the outskirts of Ringmer with easy access into Lewes and Uckfield.

Ground Floor

- Entrance Hall
- Sitting Room
- Family Room
- Kitchen/Dining Room
- Cloakroom

First / Second Floor

- 4 Bedrooms
- Family Bathroom

Outside

- Garden Sheds
- Gardens
- Off-Road Parking



DESCRIPTION

1 Broyle Farm Cottages is a beautifully presented and spacious cottage offering naturally light accommodation with stylish interiors and attractive outlooks over the adjoining countryside. The property has benefited from a number of improvements by the current owners including within the last few years new wood frame double glazed windows, solar panels generating heat for the hot water system and whole house water filtration system. A number of period features inside including strip pine doors, some wood panelling and exposed brick walls create a warm and comfortable feel to the whole property. The main elevations are traditional Victorian brick and tile hung under a tiled roof.

The main features of the property include:

- **Entrance Hall** with tiled floor.
- **Family Room** currently used as a study with exposed brick wall and opening through to the
- **Sitting Room** having a double aspect with outlook over the garden, exposed brick fireplace with wood burning stove, fitted shelves and internal window through to the
- **Kitchen/Dining Room** with tiled floor, range of units with granite worksurfaces, Rangemaster Professional Plus cooker with double oven, steel splashback and extractor over, space for dishwasher, glazed door to garden and larder/store cupboard with space for a fridge freezer.
- **Cloakroom** with quarry tiled floor and space for stacked washing machine and tumble dryer.
- On the first floor there are **3 Bedrooms** two having views to the rear over the adjoining countryside and one having fitted storage.
- **Family Bathroom** on the first floor with freestanding roll top bath and shower over, tiled floor and heated towel rail.
- On the second floor is the **Impressive Main Bedroom** with exposed brick wall, large Velux style window with fantastic far reaching views, fitted wardrobes and storage.

OUTSIDE

1 Broyle Farm Cottages is approached from the road over a private drive to double timber gates which in turn lead to a gravel driveway with parking for several cars. The drive is separated from the garden by trellis, with a large stone terrace off the side and rear of the house, beyond which the garden is laid mainly to lawn with mature hedgerows on the borders. There is a well stocked herbaceous bed with



a number of apple trees together with productive raised beds for vegetables, a polytunnel, greenhouse, two garden sheds and a small brick store to the rear of the property. In all the plot measures approximately 0.25 of an acre.

AMENITIES

Local: Ringmer offers a variety of local shops, pubs and cafes.

Towns: Lewes (4 miles), Uckfield (5.7 miles), Brighton (14 miles).

Transport: Lewes Railway Station (5.3 miles) services to London in approximately 75 minutes. Uckfield Station (5.7 miles) services to London is approximately 1 hour. Gatwick Airport (39.5 miles).

Schools: Ringmer Primary School www.ringmerprimary.school, Little Horsted Primary School www.littlehorsted.e-sussex.sch.uk Kings Academy Ringmer www.kgaringmer.uk East Sussex College www.escg.ac.uk Uckfield College www.uckfield.college Lewes Old Grammar School www.logs.uk.com Eastbourne College www.eastbourne-college.co.uk Cumnor House www.cumnor.co.uk Bedes www.bedes.org Burgess Hill Girls www.burgesshillgirls.com

Leisure: Lewes Golf Club www.lewesgolfclub.co.uk East Sussex National Golf Club www.eastsussexnational.co.uk South Downs National Park www.southdowns.gov.uk Ashdown Forest www.ashdownforest.org

DIRECTIONS

From the village green in the centre of Ringmer travel north east on the B2192 (The Broyle) and 1 Broyle Farm Cottages will be found on the right hand side approximately 2 miles from the centre of Ringmer. WHAT3WORDS: preparing.puff.odds

Additional Information

Local Authority: Lewes District Council Tel: 01273 471600. www.lewes.gov.uk

Services (not checked or tested): Mains water and electricity. No mains gas. Oil fired central heating. Shared waste treatment plant. No mains drains.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number ESX36639

EPC: EPC rating E **Council Tax Band:** E

GUIDE PRICE £675,000

Viewings

For an appointment to view please contact our Haywards Heath Office, telephone 01444 453181

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

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Approximate Area = 1411 sq ft / 131.1 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;

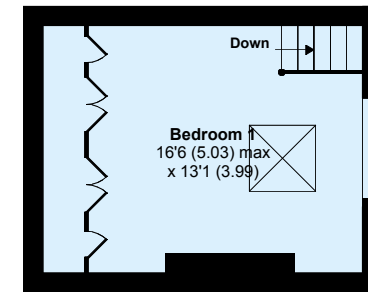
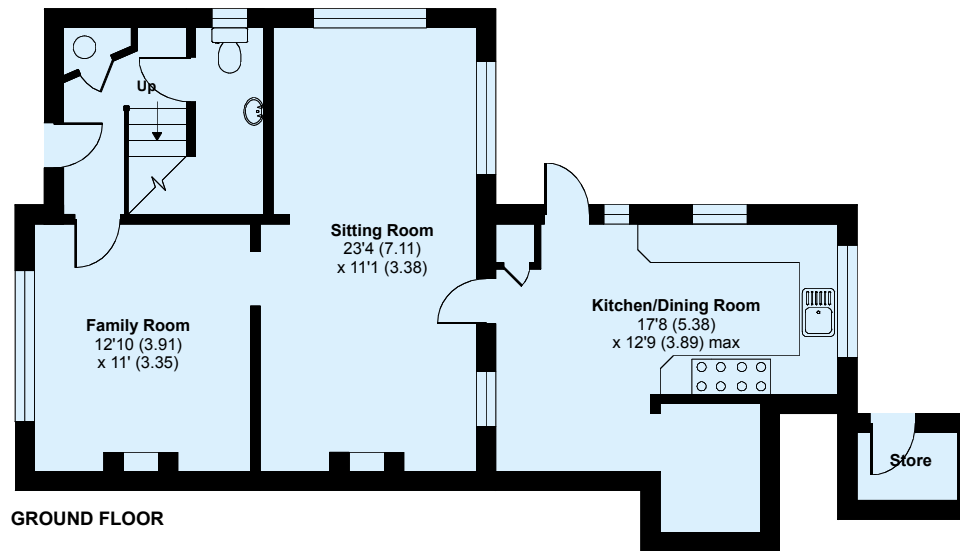
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

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;

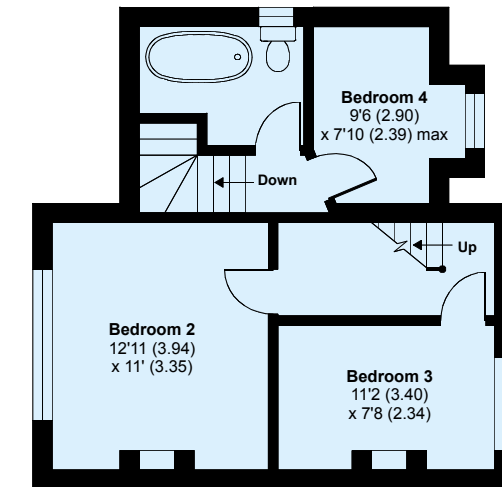
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

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.

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SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Batcheller Monkhouse. REF: 824933

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