



The Dairy Cottage

6 Bedales, Lewes Road, Haywards Heath. RH17 7TE



Mark Revall & Co

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RH17 7TE

£695,000

This charming detached period cottage of character built in 1896 is set in gardens of just over half an acre in an idyllic countryside setting on the edge of the town. The cottage requires modernisation and redecoration and offers an excellent opportunity for those who wish to remodel and renovate to their own specification. This delightful home retains many features of the period including attractive red brick open fireplaces, exposed timber trusses, leaded light window and latched timber doors. It has the benefit of gas central heating and some secondary double glazing and incorporates 2 fine double aspect reception rooms, 3 double bedrooms (one on the ground floor), bathroom, downstairs cloaks/wet room and a good size kitchen with breakfast room. The attractive gardens are arranged with a large lawn on the north side, a sheltered paved courtyard, south facing lawn adjacent to the rear and a small wooded copse.

The Dairy Cottage forms part of the Bedales community which comprises of just 8 homes set in beautiful grounds located on the eastern edge of Haywards Heath. The town centre is just over 2 miles to the west offering a wide range of shops, an array of restaurants, a modern leisure centre, a Waitrose and Sainsbury's superstore and a mainline



station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Princess Royal Hospital is close at hand and there are several well regarded schools and colleges in the locality catering for all age groups. The A23 lies 6.5 miles to the west providing a direct route to the motorway network, Gatwick Airport is just over 15 miles to the north and the cosmopolitan city of Brighton and the south coast is a similar distance whilst the South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Spacious Hall Approached by solid timber front door with wrought iron furniture. Radiator. Stairs to:

Inner Hall Stairs to first floor.

Cloakroom/Wet Room Fully tiled walls and floor. Low level wc and corner basin, Triton shower with overhead and hand held fitment. Heated ladder towel warmer/radiator.

Sitting Room 19'8" x 14'8" (6.01m x 4.49m) A fine double aspect room with feature red brick open fireplace with sold timber mantle and paved hearth. Recessed book/display shelving on either side of chimney breast. TV aerial point. 3 wall lights. Exposed ceiling and wall timbers. 2 radiators.

Bedroom 3/Office 12'10" x 11'10" (3.92m x 3.61m) Double aspect with exposed timber roof trusses. Fitted solid timber open book/display shelving. Telephone point. Basin with mirror over. Radiator.

Living Room 14'10" x 13'3" (4.53m x 4.05m) Double aspect with secondary double glazed leaded light casement doors to garden. Red brick open fireplace with timber mantle and paved hearth. Recessed shelved storage cupboard, cupboard over. Exposed ceiling timbers. Radiator. Parquet flooring.

Kitchen with Breakfast Room

Kitchen 9'11" x 9' (3.04m x 2.76m) Fitted with attractive range of cottage style natural timber units comprising inset stainless steel bowl and a half sink with mixer tap, adjacent timber work surface, cupboards, drawers and appliance space with plumbing for dishwasher beneath. Hotpoint **gas**

cooker with 2 ovens and 4 ring hob, filter hood over. Wall cupboards and decorative pelmet over window. Dresser unit with drawers and glazed wall cabinet, adjacent base cupboard, corner shelved unit and further wall cupboard. Space for upright fridge/freezer, cupboard over. Part tiled walls. Vinyl flooring. Archway to **Breakfast Room** 8'10" x 6'6" (2.70m x 2m) With high level cupboard housing trip switches. Hatch to small loft space. Secondary double glazed window. Vinyl flooring. Stable door to rear courtyard.

FIRST FLOOR

Landing Built-in airing cupboard housing pre-insulated hot water cylinder. Eaves storage. Fitted shoe cupboard.

Bedroom 1 14'5" x 11'5" (4.40m x 3.50m) Double aspect. 3 built-in wardrobes with latched timber doors. Telephone point. TV aerial point. Exposed timber roof trusses. Radiator.

Bedroom 2 10'2" x 8'7" (3.10m x 2.62m) Built-in double wardrobe with cupboard over, louvre doors. Recessed timber dressing table/desk top, open book/display shelving over. Hatch to loft space. Exposed timber roof trusses. Radiator.

Bathroom White suite comprising bath with traditional mixer tap and telephone style shower attachment, tiled surround, inset basin with mixer tap, cupboard beneath, close coupled wc. Exposed ceiling timbers. Radiator. Wood effect vinyl flooring.

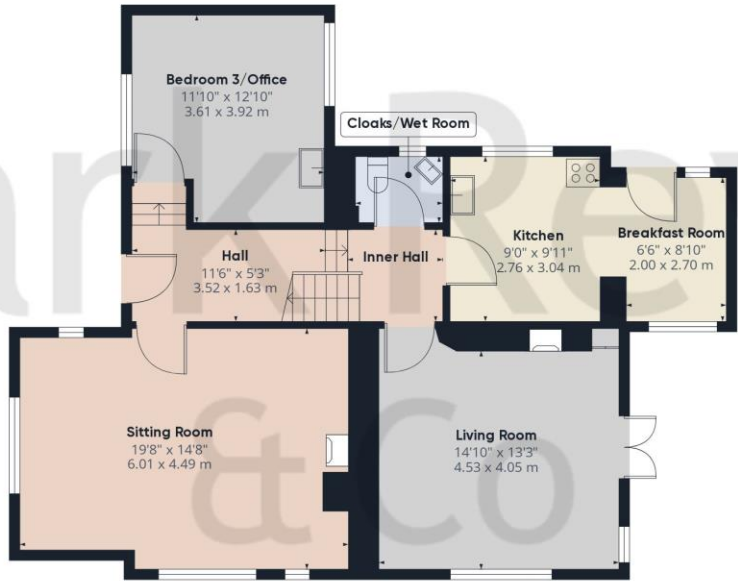
OUTSIDE

Car Port Adjacent timber shed.

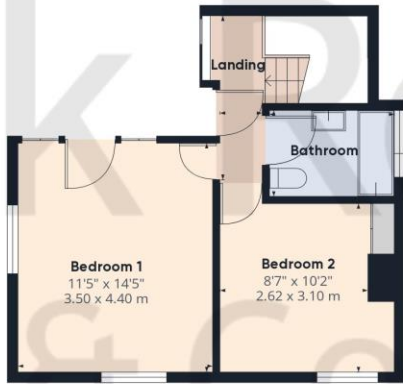
Long Drive Offering parking for 2-3 cars.

Delightful Gardens Arranged with a sheltered paved courtyard at the rear with brick paved path to well kept **south facing** lawn with further paved seating area enclosed by established shrubs and bushes. The path extends to wooded area adjacent to the house. Across the main drive is a large level lawn with mature trees planted to the southern and eastern boundaries. Extending **in all to 0.56 of an acre.**





Ground Floor



Floor 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		58
(39-54)	E		
(21-38)	F	30	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate total area⁽¹⁾

1256.37 ft²
116.72 m²

Reduced headroom

38.21 ft²
0.33 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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