



Orchard Cottage, Old Mill House Farm
Cowfold Road, Bolney, RH17 5SE

■ ■ ■ Mark Revill & Co

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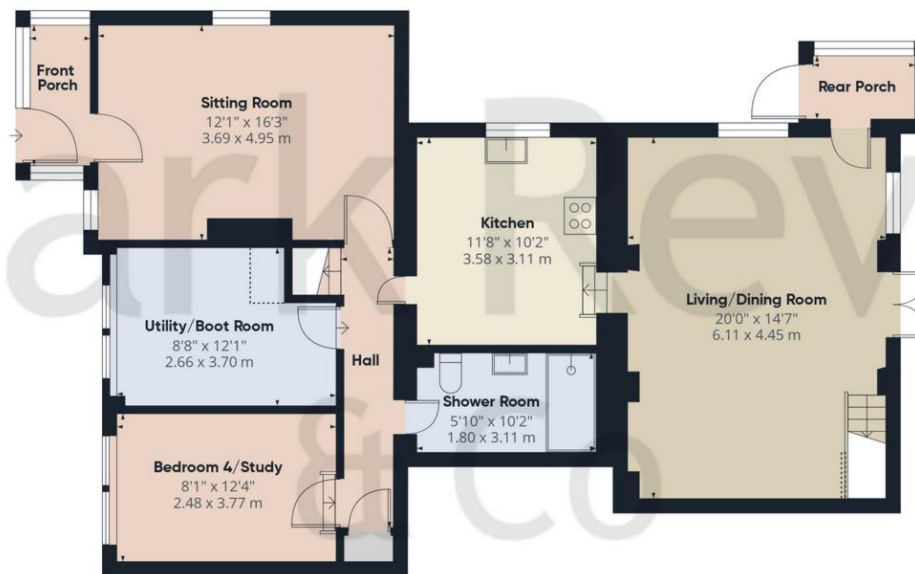
Guide Price £800,000 Freehold

Tucked away at the end of a quiet private lane and surrounded by rolling Sussex countryside, 'Orchard Cottage' is a wonderfully unique and beautifully presented four bedroom attached period home. Offering an idyllic blend of peaceful rural living and easy access to modern amenities, this charming property has been thoughtfully renovated and extended to provide a characterful yet contemporary family home. Over recent years, the current owners have made significant improvements, including a newly fitted kitchen, stylish shower and bathroom suites, utility/boot room and full internal redecoration, all finished to a high standard. Internally, the property boasts 3/4 generously proportioned bedrooms, en suite shower room and family bathroom, a utility room and flexible open plan living spaces and an attractive bespoke kitchen. The property also benefits from retaining character and original features of the era, oil fired heating and an open fireplace and wood burning stove. Set within a tranquil, leafy plot, the real highlight lies just a few minutes' walk away, a privately owned 1.5 acre meadow bursting with over 40 fruit trees, two fruit cages and a fenced kitchen garden. There is also a barn, summerhouse and shed on-site. The front area of garden and enclosed courtyard make it ideal for evening BBQ's and entertaining. There is a private driveway for two vehicles. Internal viewings highly recommended.

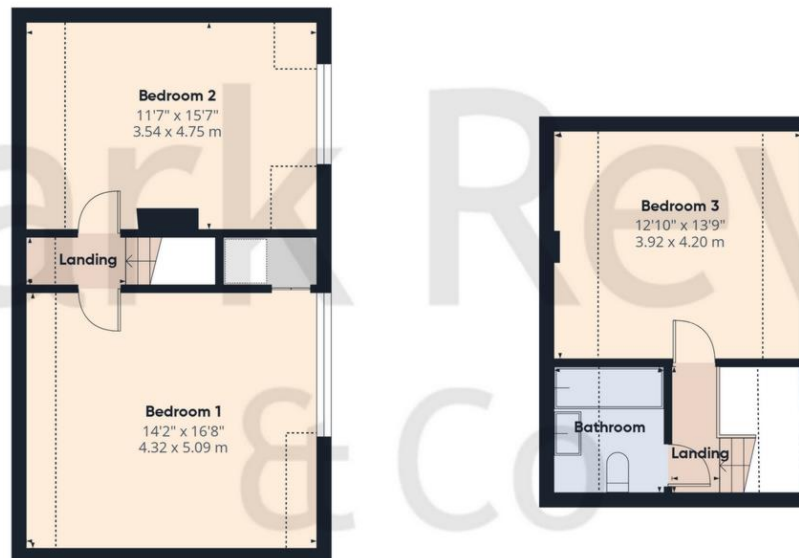
Situated on the fringes of the sought after village of Bolney, the property benefits from a strong sense of community and proximity to a wealth of local amenities. Families will appreciate access to reputable nearby schools including Bolney CE Primary School, Warden Park Academy in Cuckfield, and a number of independent options in nearby Haywards Heath and Burgess Hill. Just a short walk away is the acclaimed Bolney Estate Vineyard and Cider Tap, offering local wine and produce in a stunning setting. Commuters are well served with Haywards Heath mainline station just a short drive away, providing direct links to London and Brighton, while ultrafast broadband ensures working from home is seamless. Surrounded by miles of scenic footpaths, this is a paradise for walkers, cyclists, and nature lovers alike offering the very best of Sussex countryside living with the comforts of community close at hand.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

1655 ft²

153.7 m²

Reduced headroom

156 ft²

14.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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