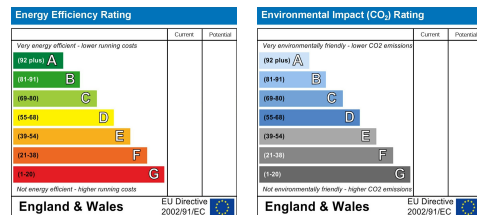


Approximate Area = 161.7 sq m / 1740 sq ft
 Including Limited Use Area (0.9 sq m / 10 sq ft)
 For identification only. Not to scale.
 © Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 318739



Ivy Cottage, North Lane, West Hoathly, West Sussex, RH19 4QG

Guide Price £650,000 Freehold

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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate. Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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Ivy Cottage, North Lane, West Hoathly, West Sussex, RH19 4QG

Guide Price £700,000 - £750,000

What we like...

- * The perfect combination of character, charm and modernity.
- * Fabulous village with two great pubs, school, historic church and thriving community.
- * Four good size double bedrooms.
- * Superb kitchen with granite worktops and space for dining table.
- * No onward chain means a swift move is possible.

Welcome to Ivy Cottage...

If you're looking for a period home coupled with a quintessential village lifestyle then look no further than the utterly charming Ivy Cottage in the heart of West Hoathly – a "picture postcard" village with a thriving community, two great pubs and reputable primary school.

Ivy Cottage is believed to date from the 1880s, with numerous later additions and really does offer the perfect blend of retained character and high specification modernity having been subjected to extensive renovation in 2009, when our client purchased the home and gave it a new lease of life.

The wooden and tiled floors, exposed beams, brickwork and leaded light windows nicely sew together to give a rustic country feel and combine seamlessly with the tasteful neutral décor making this perfect for any lover of "character & country" living. At 1,740 sq ft, there is certainly no shortage of space on offer.

The 23ft sitting room is a fabulous, inviting space that is flooded with natural light as a result of its triple aspect. The large inglenook fireplace is of course the focal point, particularly on those chilly winter's evenings. There is currently has an electric wood-burner style stove, although the open chimney is in place if you wished to install a traditional log burner. French doors open on to the southerly garden to provide the desirable "inside-outside" living during the summer months.

To the rear you have the most beautiful open plan kitchen/diner that is perfect for entertaining. The kitchen itself boasts timeless shaker-style cabinetry that sits under opulent black granite worktops and a number of integrated appliances including fridge, freezer, induction hob and double oven. There are even views of the church spire from the kitchen sink. Adjacent to the kitchen is an incredibly useful larder with shelved storage and a door that leads through to a further "garage store".

The dining area has a lovely corner window which overlooks the garden and a door opens in to the sitting room and hallway, creating a fabulous flow to the ground floor accommodation. There is also a very pleasant conservatory that overlooks the garden.

The ground floor also has an essential ground floor cloakroom and enjoys underfloor heating fuelled by the air source heat pump.

Off to Bed...

On the first floor you'll find three of the four bedrooms. The main suite is particularly impressive, extending across the entire front of the home with an extensive range of wardrobes and its own modern ensuite with twin sinks and walk in shower.

The second and third bedrooms are both doubles and enjoy the most delightful views over the High Weald.

The family bathroom has a modern white suite with overhead power shower, bidet and heated rail – to make sure your towels are warm & fluffy.

Stairs rise again to the second floor which has the fourth double bedroom and the most impressive views in the house. There is also a large walk-in attic room that is fully boarded, has a window and provides excellent storage space. There is further storage in the eaves also.



The home is heated via air source heat pump with underfloor heating on the ground floor and conventional radiators on the upper floors and there is no onward chain meaning a swift move is possible.

Outside Oasis...

Stepping outside you have the most delightful courtyard garden which is bathed in sunshine throughout the day due to the south-easterly aspect. This really is the perfect spot for a morning coffee or glass of something chilled with friends & family. The paved design means maintenance is minimal but there are raised beds with pretty climbers and an ornamental pond that sits underneath the mature acer.

To the front you have a block-paved driveway providing parking for one small car and a small area of garden.

Out & About...

Ivy Cottage is positioned on North Lane in the heart of West Hoathly's conservation area. West Hoathly itself is a beautifully quintessential Sussex village with an array of gorgeous period homes and the Grade I listed St Margaret's Church that dates from as far back as the 1100. The village is home to the highly regarded West Hoathly CofE primary school. The Cat Inn is a 16th century free house and one of the area's most popular pubs with some beautiful dining and glorious Sunday Roasts. The Fox Eating & Drinking House is also within strolling distance. If you're looking to arrange something special. Gravetye Manor country house hotel with its Michelin-starred restaurant also falls within the village. The village is surrounded by beautiful Sussex countryside, perfect for rambling and a muddy dog walk!

Nearby towns of Haywards Heath (6 miles) and East Grinstead (6 miles) provide more extensive facilities with excellent shopping facilities and commuter rail services. Haywards Heath mainline station sits on the main London to Brighton line and offers swift links to central London in around 45 mins. The A23 lies just over 10 miles west providing a easy links to the M23/M25 motorway network. Gatwick International Airport is just over 10 miles to the north, whilst cosmopolitan Brighton & Hove and the south coast is 26 miles distant.

The area offers an array of highly regarded schools in both the private & state sectors. State secondary schools include Oathall Community College in Haywards Heath, Warden Park in Cuckfield. Sackville and Imberhome in East Grinstead offer both secondary and sixth form There are also a number of private schools in the local area including Great Walstead, Handcross Park (which links with excellent Brighton College) and Cumnor House Prep schools together with Ardingly College, Hurstpierpoint College, Worth and Burgess Hill School for Girls.

The Finer Details...

Tenure: Freehold

Title Number: WSX136257

Local Authority: Mid Sussex District Council

Council Tax Band: F

Conservation Area: Yes - West Hoathly

Available Broadband Speed: Superfast (48 mbps download)

what3words://: mugs.forehand.pelt

Services: Air source heat pump, Mains electricity, water and drainage

We believe this information to be correct but cannot guarantee its accuracy and suggest intending purchasers check details personally

