



£950,000 offers in excess of  
Coney Croft, Landport Farm Road, Lewes, East Sussex, BN7 2FP

**MANSELL  
McTAGGART**  
Trusted since 1947

## Overview...

---

A fantastic opportunity to purchase this wonderful home situated in a rather special setting on the very peripheries of Lewes.

Marketed for sale for the very first time since being constructed some 70 years ago, the Detached home is surrounded by paddocks and boasts glorious far reaching views of the local countryside. The gardens face a desirable South Westerly Aspect and are a true credit to the home.

The layout is both flexible and adaptable and has provided annexe accommodation in recent times. Currently presented with 3 Double Bedrooms and 2 Bathrooms. There are two Reception Rooms each with wonderful views and wood burning stoves and there is Modern Kitchen Breakfast Room and also a Secondary Kitchen.

Viewings are highly recommended to visit this once in a generational opportunity to purchase this wonderful home.



## The property...

**ENTRANCE HALL-** An inviting entrance hall with beautiful parquet floor laid in a herringbone pattern, white painted doors to principal rooms, understairs storage cupboard, stairs with handrail to first floor. Window to the front.

**SECONDARY KITCHEN-** Two tone coloured kitchen with worksurfaces and tiled splashbacks. The triple aspect room enjoys far reaching views over the local countryside and the pretty gardens. Door to;

**BOOT ROOM-** Stable door to garden, dual aspect views over the garden, doors to Utility Cupboard and also WC.

**CLOAKROOM-** White suite with WC and window to the rear.

**UTILITY ROOM-** Space for appliances, window to the rear.

**SITTING ROOM-** Dual aspect views over the pretty garden and local countryside beyond. The 16ft reception room features a stone built fireplace with woodburning stove inset.

**FURTHER RECEPTION ROOM-** A second reception room with glorious far reaching views of the local countryside. Featuring a brick built fireplace with wood burning stove inset, and a gorgeous herringbone wood floor.

**KITCHEN/BREAKFAST ROOM-** A modern fitted kitchen finished in a timeless white and comprising of a range of cupboards and drawers with worksurfaces over and tiled splashbacks. Featuring a vaulted ceiling and glorious triple aspect, far reaching views of the local countryside. Door to garden.

**GROUND FLOOR BATHROOM-** Modern fitted bathroom comprising of a bath with shower over and glass screen door, wc and wash hand basin. White tiled walls with patterned tiles inset. Heated towel rail and window.

**GROUND FLOOR BEDROOM-** A generously sized double bedroom with wonderful views over the pretty garden. Fitted wardrobes.



## The property...

**FIRST FLOOR LANDING-** Doors to principal rooms, elevated views over the front garden and countryside beyond.

**BEDROOM 1-** Measuring a generous 16'5 the dual aspect bedroom boasts wonderful views over the local countryside. Fitted wardrobes.

**BEDROOM 2-** Another double bedroom

**BATHROOM-** Bathroom suite comprising of a bath with shower over, wc and wash hand basin. Tiled surrounds and window to the rear.

**Agents Note:** Whilst the property is well presented throughout, subject to the necessary permissions and consents we do feel it could be possible to further extend the upstairs accommodation if desired, making the most of the far reaching views.

The layout is flexible and adaptable having accommodated a 1 Bedroom annexe for multigeneration living in recent times.



Title - Freehold

Oil fired central heating - Double Glazing

EPC Rating - E

Council tax Band - E





## *Outside...*

---

**GARDENS-** The gardens are a wonderful feature and credit to the property. The gardens are mostly South West Facing and are surrounded by paddocks. The garden is beautifully presented throughout, mostly laid to lawn with many flowerbeds which are established and well stocked with a variety of colourful plants and shrubs. There is a pretty terrace created from reclaimed bricks and surrounded by well stocked flowerbeds, the garden further features a kitchen garden with raised vegetable beds and a greenhouse.

**GARAGE & PARKING-** Detached garage with up and over door and windows to the rear and side. Parking to the front and side.





## Location...

Situated on the very edge of Lewes in a hamlet like environment this wonderful position enjoys privacy, surrounded by privately owned paddocks, often with horses grazing, and glorious views of the local countryside all inside the South Downs National Park.

Being located on the edge of Lewes the property boasts the very best of living within walking distance of Lewes High Street whilst living adjacent to the South Downs National Park.

Lewes is a historic market town and the county capital of East Sussex boasting a pretty High Street of shops, restaurants, public houses and eateries. The town centre is home to The Depot Cinema, Pells open air swimming pool and a leisure centre with indoor pool.

The mainline Railway Station offers regular and direct services to London, Brighton and Gatwick

The town hosts many sports clubs and is home to a number of popular and well referred schools catering for all ages.





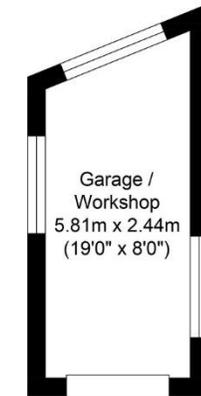
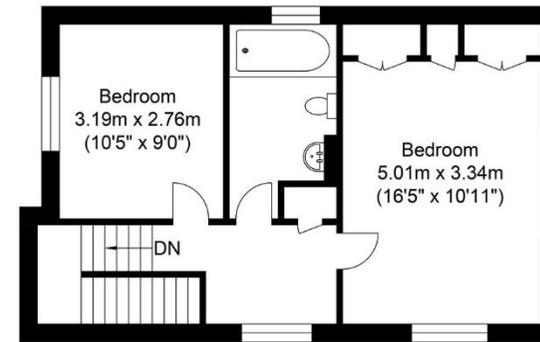
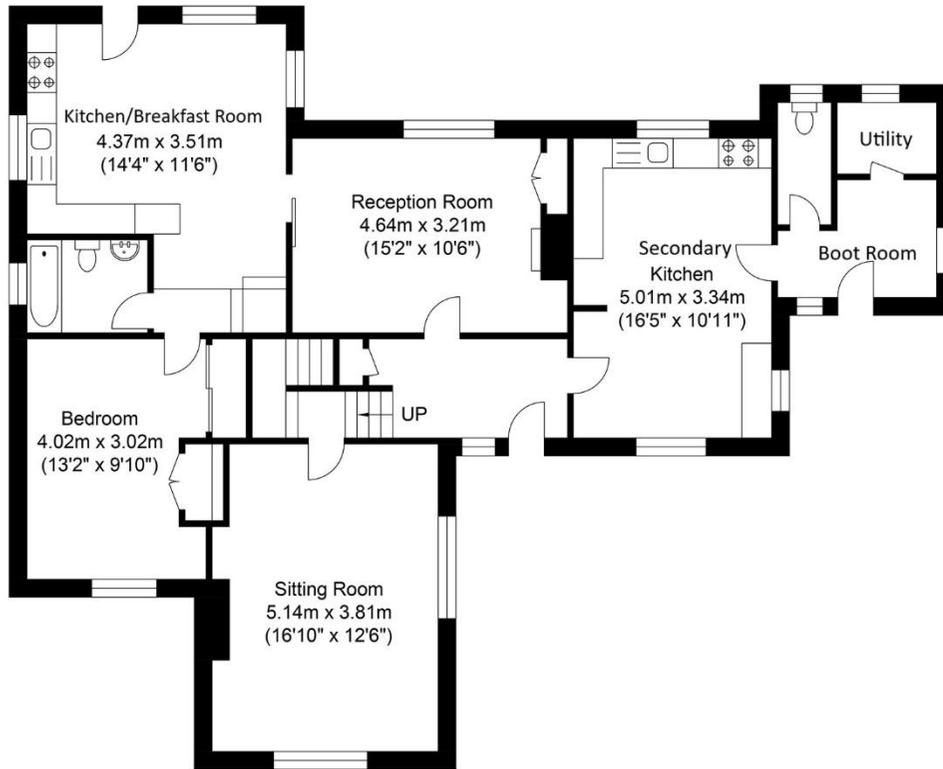
## *Enquiries...*

---

**For an appointment to view or any further enquiries, please contact our Lewes office on-**

**01273 407929 or**

**[lewes@mansellmctaggart.co.uk](mailto:lewes@mansellmctaggart.co.uk)**



Ground Floor  
Approximate Floor Area  
1157.76 sq ft  
(107.56 sq m)

First Floor  
Approximate Floor Area  
444.01 sq ft  
(41.25 sq m)

Garage  
Approximate Floor Area  
139.71 sq ft  
(12.98 sq m)

Approximate Gross Internal Area (Excluding Garage) = 148.81 sq m / 1601.77 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**  
email: [lewes@mansellmctaggart.co.uk](mailto:lewes@mansellmctaggart.co.uk)  
web: [mansellmctaggart.co.uk](http://mansellmctaggart.co.uk)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book to view before embarking on any journey to see a property, and check its availability.

**MANSELL  
McTAGGART**  
Trusted since 1947