

A charming Grade II Listed 16th Century mid-Tudor cottage, set on a circa 0.35-acre plot amongst glorious gardens with panoramic countryside views, located in a sought-after, quiet country lane on the periphery of Cuckfield with swift road access to the A/M23.



North Cleavers Cottage, Cleavers Lane, Cuckfield, West Sussex.
RH17 5HZ

**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947



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The cottage, spanning several centuries, has advanced and grown over time in both modernisation through the eras as well as in size. Along the way, many notable features reminiscent to the evolving periods have created the beautiful property it is today. A few of examples of this include the Inglenook which would have housed a cooking range with perhaps a bread oven, also curved shapes show wear due to the sharpening of knives. A large notch in the living room ceiling beam across from the inglenook was cut to accommodate a grandfather clock. Beams in the living room and the loft show carpenter's marks made when the cottage was first constructed in mid-Tudor times. To the bottom of the stairs within the kitchen is an old extension, likely built in the 18th century which probably housed livestock and a curved iron window (c. 200 years old) was saved from the former 'Wash Room', now the re-built Annexe/Studio, and put back as a reminder of what was there before, with the original catch still working perfectly well.

the house...

- 3/4-BEDROOM EXTENDED GRADE II LISTED C.16TH MID-TUDOR COTTAGE ON CIRCA 0.35 ACRE PLOT.
- BEAUTIFULLY REFURBISHED, EXTENDED & RECONFIGURED.
- CHARMING SITTING ROOM WITH INGLENOOK & WOOD-BURNING STOVE.
- COUNTRY-STYLE KITCHEN WITH AGA & PANORAMIC COUNTRYSIDE VIEWS.
- DINING ROOM ARRANGED OPEN-PLAN TO KITCHEN.
- PRINCIPAL BEDROOM WITH FITTED WARDROBES.
- FURTHER FIRST FLOOR BEDROOM.
- FIRST FLOOR FAMILY BATHROOM WITH SHOWER OVER BATH.
- TWO SECOND FLOOR ROOMS (A BEDROOM & A SNUG).
- EPC RATING: E. COUNCIL TAX BAND: D.

benefits include...

- QUIET COUNTRY LANE ON PERIPHERY OF CUCKFIELD.
- SPLENDID PANORAMIC VIEWS.
- WEALTH OF CHARACTERFUL FEATURES TO INCLUDE ORIGINAL EXPOSED OAK BEAMS.
- SCOPE TO FURTHER ENLARGE (STPP).
- PARTICULARLY SPACIOUS GROUND FLOOR ACCOMMODATION.
- RE-ROOFED IN CIRCA 2012 TO INCLUDE KINGSPAN INSULATION.
- ENERGY EFFICIENT ELECTRIC ROINTE KYROS RADIATORS
- CUSTOM-MADE REPLACEMENT DOUBLE-GLAZED WINDOWS & PART SECONDARY GLAZING.
- SWIFT & EASY ROAD ACCESS TO A/M23.
- CLOSE DRIVING PROXIMITY TO HIGHLY REGARDED SCHOOLS.

see more on page 5

the gardens...

- STUNNING GARDENS WITHIN A CIRCA 0.35 ACRE PLOT.
- LARGE PRIVATE DRIVEWAY PROVIDING PARKING FOR SEVERAL VEHICLES.
- DETACHED GARAGE/WORKSHOP WITH DOUBLE OPENING DOORS, POWER & LIGHT.
- DETACHED BRICK-BUILT ANNEXE WITH EN-SUITE & WOOD-BURNING STOVE.
- GLORIOUS EAST/WEST & NORTH-FACING GARDENS WITH SPLENDID UNINTERRUPTED COUNTRY VIEWS.
- VARIOUS PATIO AREAS IDEAL FOR ALFRESCO DINING.
- HIGH DEGREE OF PRIVACY & QUIET SECLUSION.

see more on page 7





in more detail...



This truly enchanting 3/4-BEDROOM SEMI-DETACHED COTTAGE, LISTED GRADE II and dating back to the MID-TUDOR ERA, has, over the centuries, been SYMPATHETICALLY EXTENDED AND REFURBISHED up until more recently in 2017. The property blends an abundance of characterful period charm with modern comfort whilst providing a functional layout particularly to the spacious ground floor. Further, a SELF-CONTAINED, BRICK-BUILT, STUDIO/ANNEXE with wood-burning stove and a SHOWER ROOM, sited on the property's former 'washhouse', enjoys stunning views whilst set within the rear garden offering great versatility - i.e. ideal for those working from home, as a guest suite or for adult children. Splendid gardens surround this beautiful country home which enjoy IDYLIC, PANORAMIC COUNTRYSIDE VIEWS with an OVERALL PLOT OF CIRCA 0.35 ACRES.

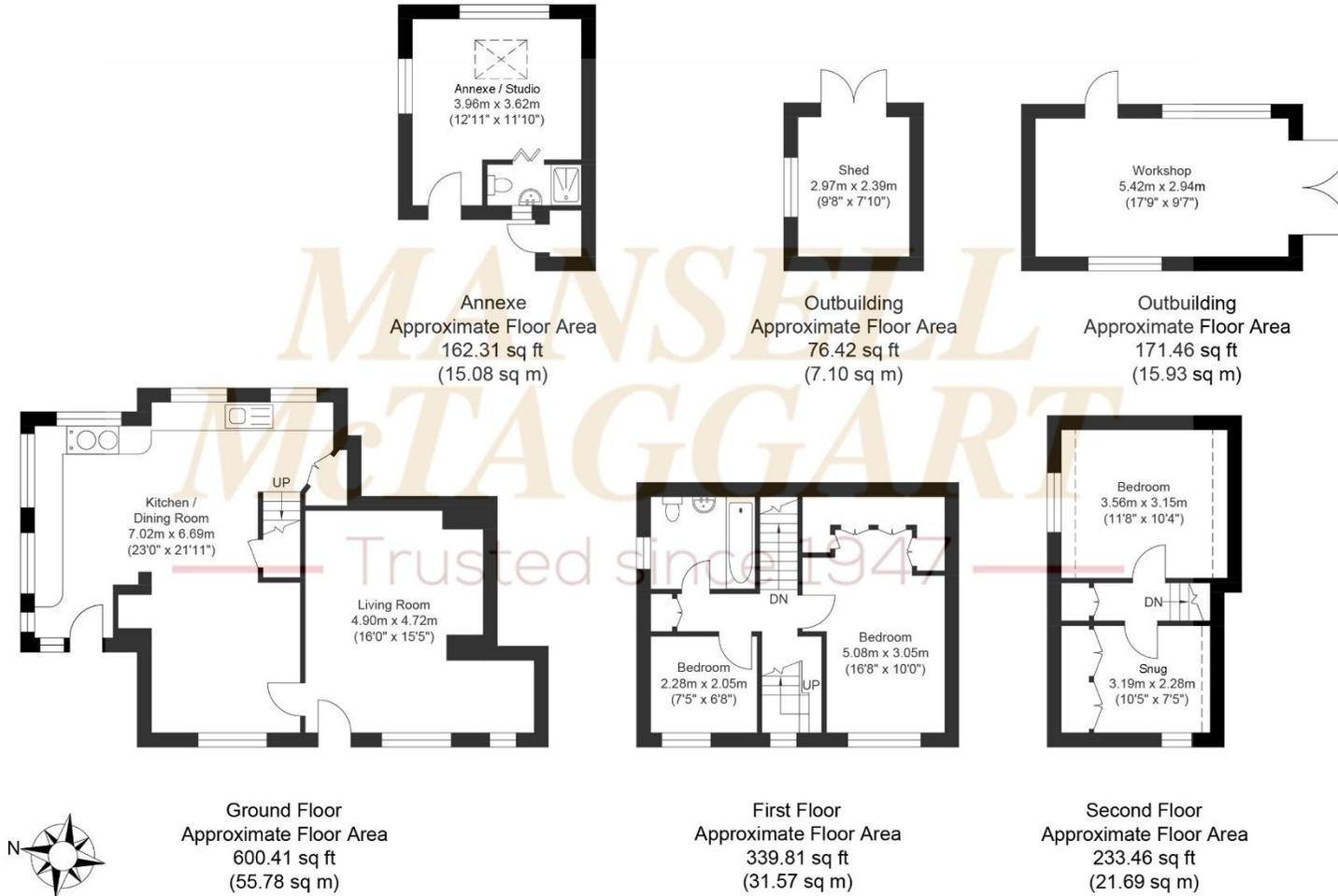
Located in a tranquil country lane on the periphery of Cuckfield village, the property was once a small farm forming part of the Borde Hill Estate and later split into two cottages during the 1800s for farm labourers. North Cleavers Cottage was then sold in the mid-1970s, and to date, remains in the same family. The property offers SCOPE FOR FURTHER EXTENSION (STPP).

The accommodation in brief comprises: a stable door opening into an OPEN LOBBY AREA to the kitchen, ideal for coats and footwear, through to a beautifully appointed COUNTRY-STYLE KITCHEN featuring charming, original, exposed principal posts, whilst enjoying splendid countryside views through several windows. A comprehensive range of muted-grey base cabinets are complemented with solid woodblock worksurfaces incorporating a white ceramic sink. Integrated appliances include a 2-ring induction hob, separate under counter fridge and freezer, dishwasher and washing machine. Further is a large corner pantry with double doors and a loft access hatch. An electric Aga for cooking takes pride of place which equally radiates warmth and creates further country charm. Flowing from the kitchen, forming an L-shape, is a spacious DINING ROOM with a charming wood-burning stove inset to the chimney breast. Leading off is a cosy LIVING ROOM where the main front entrance door is positioned and features a characterful Inglenook fitted with a large, ornate wood-burning stove, while to the far corner is a unique, 'nook'.

From the kitchen/dining area a wide staircase rises to the FIRST FLOOR LANDING where there are TWO BEDROOMS, a BATHROOM and an airing cupboard – of which the PRINCIPAL is a generous double complete with ceiling to floor fitted wardrobing and two fitted bookcases while BEDROOM TWO is a delightful single room. A modern FAMILY BATHROOM is equipped with a bathtub with shower and glass screen over, vanity washbasin and WC. Also from the landing, a small, quaint oak staircase rises to the SECOND FLOOR where there are TWO FURTHER ROOMS within the roof space whilst benefitting from incredible views, one a spacious bedroom and the other a 'snug', both of which have low door heights thus ideal for young children and/or occasional use.



Cleaver's Lane



Approximate Gross Internal Area (Including Annexe & Excl. Outbuildings) = 124.12 sq m / 1335.99 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

outside ...

A 5-bar timber gate opens through to a PRIVATE DRIVEWAY which provides parking for up to 4-vehicles along with a DETACHED TIMBER GARAGE/WORKSHOP with double-opening doors, power and light.

THE GARDENS, BEING A PARTICULAR FEATURE, surround the property and boast extensive manicured lawns interspersed with specimen trees and shrub borders, whilst enjoying breathtaking views of uninterrupted countryside creating a sense of serenity to this peaceful garden. All of this can be appreciated from various patio areas, ideal for alfresco dining and entertaining, enjoying a high degree of privacy and seclusion. The entire plot is fully enclosed with rail and post fencing complete with wire infill and hedgerow to the southern boundary.

To the rear of the house, accessed and set within the rear garden is a SELF-CONTAINED, BRICK-BUILT, STUDIO/ANNEXE with wood-burning stove and a SHOWER ROOM, sited on the property's former 'washhouse' which enjoys stunning views whilst offering great versatility.

A fruit and vegetable garden positioned within the front garden has raised timber planters currently bearing raspberry, blackberry, rhubarb and potatoes to name but a few, along with a Bramley apple and damson tree alongside.

Overall plot approximately 0.35 acres.



worth bearing in mind...

Properties such as this seldom become available within Cuckfield, particularly those that enjoy such an impressively sized plot with glorious gardens in an idyllic location.



the location...

The cottage occupies a private, tucked away position off Cleavers Lane while situated approximately 1-mile west of the village of Cuckfield. Surrounded by open fields and countryside, a network of footpaths and bridleways can be accessed from the cottage to enjoy and explore the High Weald Area of Outstanding Natural Beauty linking with neighbouring districts.

Cuckfield offers a picturesque High Street with many niche speciality shops and a wealth of eateries including The Ockenden Manor Hotel & Spa. The village also boasts two highly regarded schools: the Holy Trinity Primary School and Warden Park Secondary Academy. Various sports clubs include tennis, cricket, football, rugby and golf situated on the northern fringes of the village at Whitemans Green as well as a flourishing social scene with various clubs and societies.

Haywards Heath mainline railway station (3.9 miles distant) offers fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). By road, access to the major surrounding areas, Gatwick Airport and London can be gained via the A/M23, which lies 2.2 miles to the west at Warninglid.



schools...

Holy Trinity Primary School, Cuckfield (1.9 miles).
Bolney County Primary School (4.7 miles).
Warden Park Secondary Academy, Cuckfield (2.2 miles) for which a school bus runs locally.

nearby independent schools...

Handcross Park School (4.4 miles), Ardingly College (5.3 miles), Burgess Hill Girls School (6.5 miles), Hurstpierpoint College (8.8 miles) and Worth School (7.6 miles).

stations...

Haywards Heath (3.9 miles) provides fast and direct services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

Balcombe (4.3 miles).

Three Bridges (9.6 miles).

road links...

By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately 2 miles to the west giving swift access to Brighton, Gatwick Airport and the M25 to the wider motorway network.

For more details from Mansell McTaggart...

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