



Snug Cottage Down Street, Nutley TN22 3EH

Guide Price £725,000

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Snug Cottage Down Street

Nutley, Uckfield

A magnificent 1800s three bedroom semi-detached character cottage occupying a stunning plot of 0.42 of an acre with space for a Shepherds' hut/office. Beautifully situated in a rural position surrounded by stunning open countryside.

Snug Cottage is a desirable grade II listed period country home, affording a wealth of character and having been significantly improved over the years by the current owners to provide fine living accommodation throughout.

The property is entered via a generous entrance hall with a cloakroom nearby. There is an impressive 26'2 x 12' sitting room with a set of French doors continuing through to a conservatory and a study found to one side. The kitchen/dining room is a most distinguishing feature of the home, beautifully fitted, triple aspect, with a matching range of units, double built in ovens, integrated appliances, butler sink and a large central island (with seating for six).

Council Tax band: F

Tenure: Freehold





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The first floor provides three double bedrooms and an elegant family bathroom comprising a heritage style Burlington suite with enclosed bathroom, high riser, shower rose and handheld shower attachment. There are fitted wardrobes in all bedrooms, and the principal bedroom has access to large eaves storage.

Outside, the front of the property is approached via five bar gates and gravel driveway, parking for five cars, and currently accommodating a Shepard's hut, which serves as a home office. The rear garden is predominately laid to lawn enjoying fine rural views towards the neighbouring farmland. There is a stone seating terrace which adjoins the rear of the property, a log store and two timber sheds.

- A magnificent grade II listed period cottage situated in a beautiful rural position adjoining the neighbouring farmland
- Occupying a stunning plot of 0.42 of an acre
- Exceptional largely open plan living accommodation on the ground floor
- Space for a shepherd's hut/office
- Impressive sitting room | Study | Cloakroom
- Beautifully fitted kitchen/dining room with central island and seating for six
- Three double bedrooms
- Elegant family bathroom



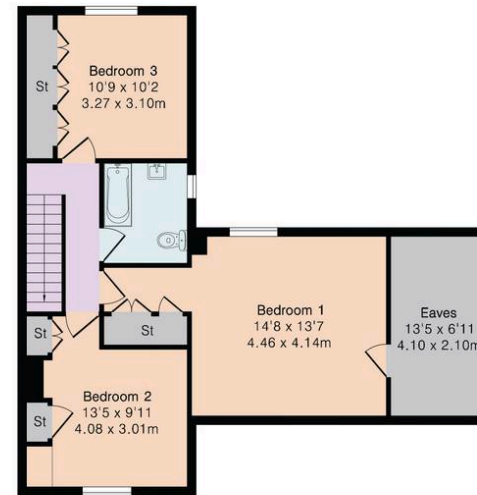
Approximate Gross Internal Area 1623 sq ft - 151 sq m

Ground Floor Area 968 sq ft – 90 sq m

First Floor Area 655 sq ft – 61 sq m



Ground Floor



First Floor

Mansell McTaggart Uckfield

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