

**2 Roots Cottages, Barcombe Mills Road, Barcombe, East Sussex, BN8 5BL**  
Asking Price £399,950

## **2 Roots Cottages, Barcombe Mills Road, Barcombe, East Sussex, BN8 5BL**

A delightful two-bedroom semi-rural cottage with rural views to the front and rear.

### **The Property**

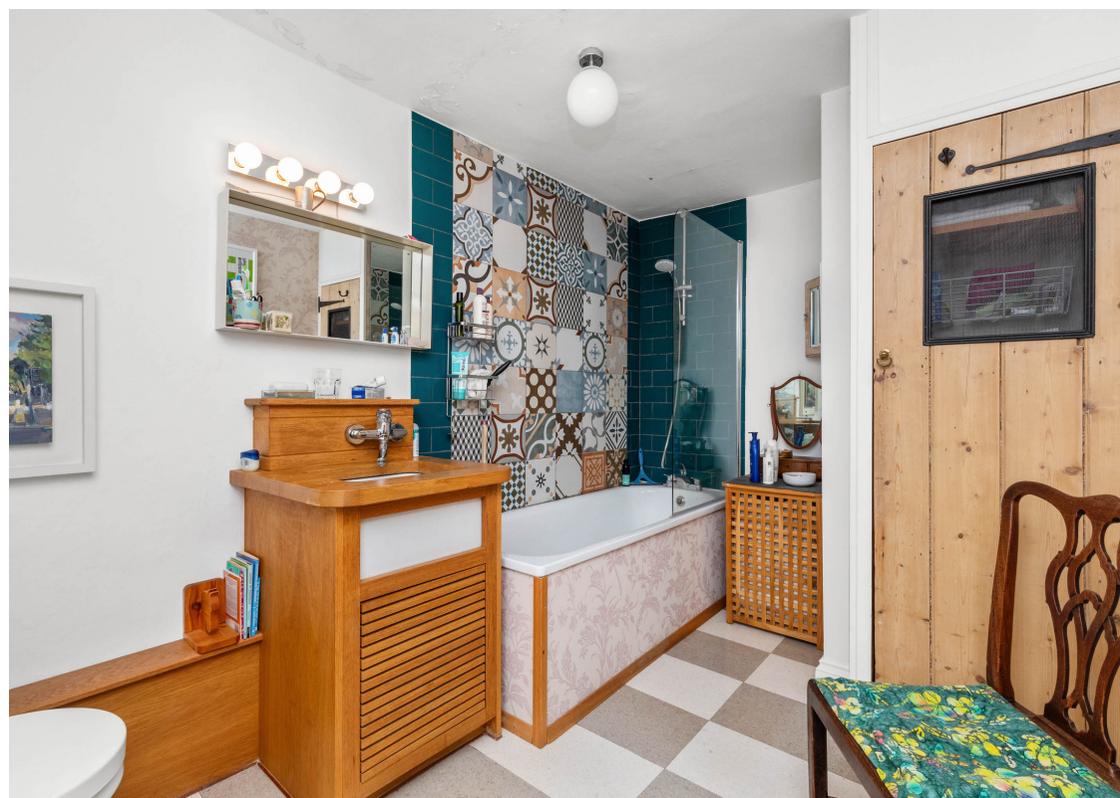
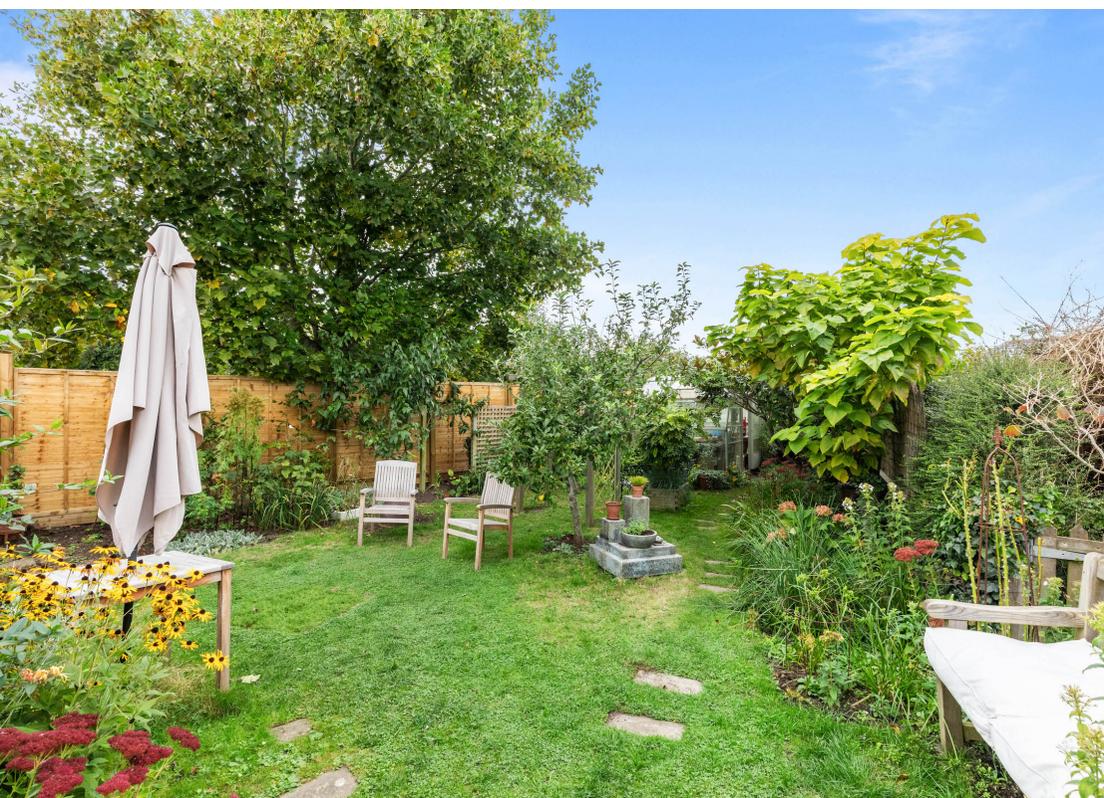
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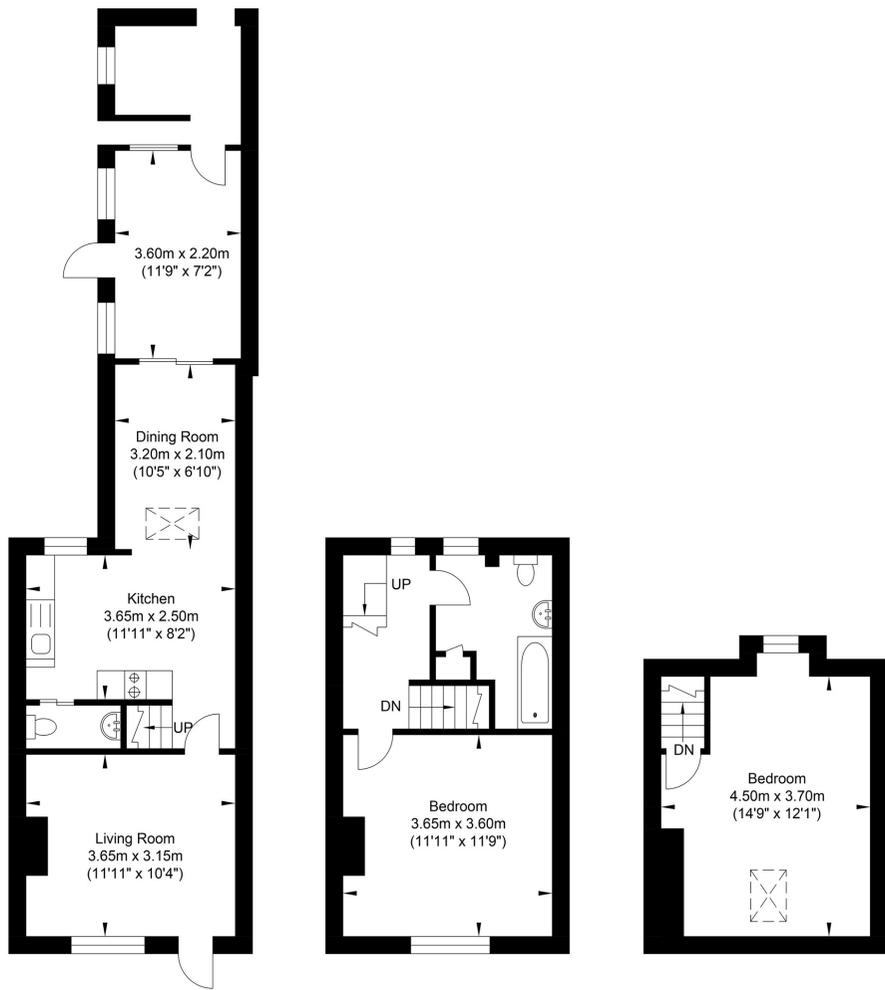
Roots cottages are located just outside of the village of Barcombe with its local shop, school, church and pubs. The cottage has been tastefully improved by the current owner and has oil Central Heating, latch doors, double glazed windows, re-fitted kitchen/dining room with wooden worksurfaces and integrated oven and hob, useful reception hall, sitting room, two double bedrooms -both with rural views across the fields towards Lewes, refitted bathroom with built in vanity unit and further storage cupboard. The front garden is well stocked and bordered by picket fencing and a matching gate, but the back garden is worthy of special mention and is very attractively arranged and of a good size with a Quince tree and apple tree, a feature pergola, flowering shrubs throughout the year and a good-sized area of lawn, large Greenhouse. There are two parking spaces with a gravel driveway.

### **The Location**

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Barcombe is a popular village located 4 miles out of Lewes. It is an active village with a very strong community feel. The benefits include a thriving village school, village pub, community lead shop and post office and a whole host of sports activities and its very own bonfire society. The Anchor Inn at Barcombe Mills is lovely in the summer with its pub garden and boat hire available on the River Ouse.





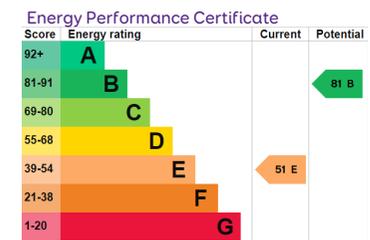
Ground Floor  
Approximate Floor Area  
472.53 sq ft  
(43.90 sq m)

First Floor  
Approximate Floor Area  
259.30 sq ft  
(24.09 sq m)

Second Floor  
Approximate Floor Area  
180.83 sq ft  
(16.80 sq m)

Approximate Gross Internal Area = 84.79 sq m / 912.67 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Tenure: Freehold  
Council tax band: Band C



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