£399,995
Offers In Excess Of

GARDNER STREET, HERSTMONCEUX

• £399,995 - £425,000
• Grade II Listed
• Three/Four Bedrooms
• Three Reception Rooms
• "Country Kitchen"
• Inglenook Fireplace
• Downstairs Cloakroom
• Many Period features
• Three Double Bedrooms
• Bathroom & Wet Room
• Capacious Attic
• Garage & Parking

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www.stevensandcarter.co.uk

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DESCRIPTION

Situated on the fringes of the quintessential Sussex village of Herstmonceux is this Grade II listed semi-detached character home, offering flexible accommodation with many surviving period features. Records survive that show this property was originally the village ‘poor house’ and established c.1720, a function it continued to provide until 1839 when passing into private ownership. The house was subsequently auctioned in the mid 1930’s when it was purchased by a Captain Biron, and has only had one owner prior to the current owners. This quirky home has also been recorded as having ‘one of the largest domestic inglenook fireplaces in Sussex’.

Three handsome reception rooms can be found on the ground floor including a snug, whilst the ‘country cottage’ style kitchen opens directly into a conservatory with tiled flooring benefiting from under floor heating. The scullery (former brewhouse) boasts a vaulted ceiling with steps down to the useful cellar. In typical ‘Sussex style’ the staircase is concealed behind a door from the sitting room and leads to the first of two landing areas. On the first floor can be found three double-sized bedrooms plus a bathroom, complete with roll-top bath, and, surprisingly a WC and wet room. Outside, the established and attractive gardens wrap themselves around three elevations and also extant is a detached garage/workshop plus driveway parking.

GARDNER STREET, HERSTMONCEUX

DESCRIPTION OF THE PLOT

As mentioned the wide-established gardens wrap themselves around three elevations and we can also advise that the plot is slightly advantageous by being elevated from the road. The road frontage has a striped brick built retaining wall and behind this is an area of garden containing some varied pieces of shrubbery and evergreen trees. The driveway, open-up from the highway, and therefore separates the main gardens from the dwelling. The driveway terminates in a wall-bound ‘gat’ and here can also be found the detached garage/workshop. If one then walks around the rear of the conservatory, you will find a pleasant wall courtyard that runs a sunny aspect. If you follow the gravel footpath from the drive it will take you through the ‘formal gardens’ passing between the wide-onfaced brick walls and through one ‘kitchen garden’ with vegetable beds and a well-tended herb garden. Towards the far end of the ‘gat’ there is a stone-combed covered corner, and screened from the house, is an area of wildlife or ‘kitchen’ garden, here are also two sheds.

DETACHED GARAGE/WORKSHOP 5.50m x 2.95m Internally 18'1" x 9'8"

This structure is mainly constructed of brick-leaf elevations under a pitched tiled roof and also dual vehicle doors. We can also advise that electric power & light is also extant. One inward opening of the buildings is sub-plastic framed.

GARDEN STORE 5.50m x 2.37m Internally 18'1" x 7'9"

And is accessed via steps down from the vegetable garden.

NOTES ON LISTING

Records show that ‘Higham House’ and adjoining ‘Higham Cottage’ were originally purchased by a Captain Biron, and has only had one owner prior to the current owners. This quirky home has also been recorded as having ‘one of the largest domestic inglenook fireplaces in Sussex’.

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