



Holly Cottage, Clay Lane, Brighton £435,000

It's a pleasure to present to the market this Victorian built, 3 storey detached family residence, occupying generous grounds and situated in a peaceful rural setting. Holly Cottage was believed to have been built in 1889; the property has been sympathetically restored which has seen the house significantly extended, reconfigured and the entire building refurbished, whilst restoring some original features of the cottage.



The cottage provides spacious and well planned accommodation appointed to an exceptional standard throughout, skilfully designed with family living and entertaining in mind. Maintained to the current owners specification the house is complemented by many inspiring fixtures and fittings including open fires, high ceilings, deep architrave and sash style double glazed windows.

The ground floor arrangement has a spacious living room to the front of the property and a smaller reception room (previously used by the present owners as their snug) and second sitting room. To the rear there is a formal dining room which continues into the kitchen and utility room.



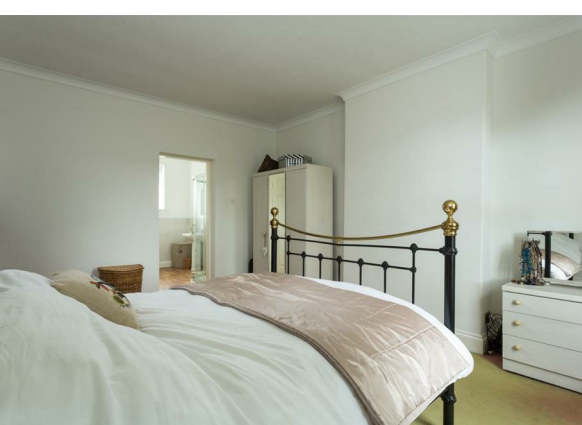
The kitchen comprises a range of wall and base units to three sides, an L shaped worktop, integrated full height Siemens fridge, Bosch single oven with warming tray and a separate four ring gas hob. Located off the kitchen is a useful utility room having provisions for laundry facilities and has a downstairs cloakroom w.c.

A turned staircase leads to the first floor landing serving three generously sized double bedrooms and house bathroom. The master en-suite will be found on the first floor and is completed by en-suite shower facilities. There is a family bathroom having a four piece suite with corner shower, bath, w/c and pedestal hand basin.



A secondary staircase gives access to the converted loft space which accommodates two further bedrooms. Bedroom four is a well-proportioned double bedroom and bedroom five is currently being used as a home office/study. All five bedrooms benefit from a double glazed casement window and central heating radiator.

Externally, the property enjoys an abundance of outdoor space which can be enjoyed from every angle. The property is accessed off Clay Lane onto a pebbled driveway which runs alongside the property to the detached garage. The front garden is predominantly laid to lawn and sweeps round to the rear, with a selection of established trees providing a degree of privacy.



To the rear there is a large flagged paved area for off street parking for half a dozen motor vehicles with access to the detached double garage via an electric door operated by a remote fob. Three steps drop down to a further lawned area which is perfectly positioned to enjoy the sun morning and afternoon. The garden is enclosed to all sides by fenced and brick boundaries.

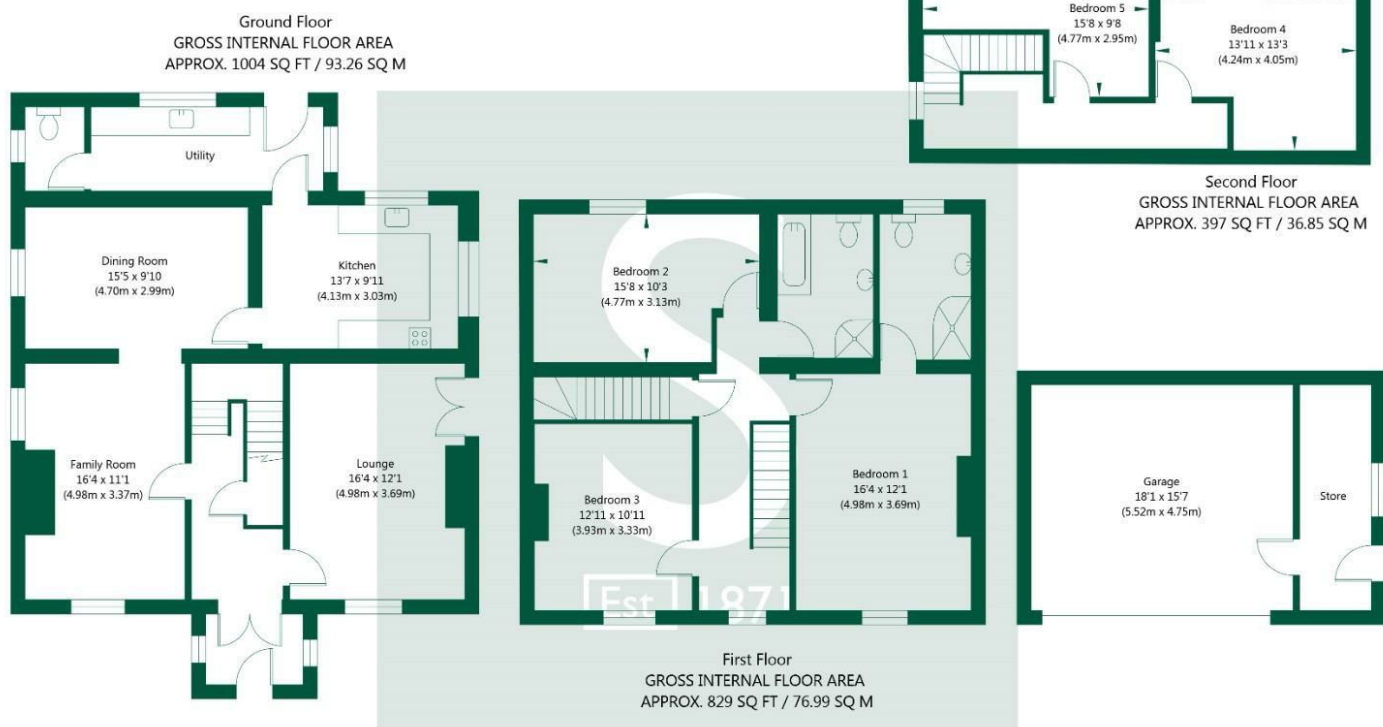
Locally, the walks in the area are particularly pleasant and contain some of the county's most dramatic scenery. The area is renowned for walking and riding and offers some the regions finest country pursuits.

Holly Cottage is a perfect example of the spacious family home with sufficient outdoor space and is perfect for those buyers who value a peaceful and quiet rural setting. An early inspection is highly advisable.

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.



Clay Lane, Brighton, YO8 6DH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2230 SQ FT / 207.1 SQ M - (Excluding Garage and Store)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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