



Landport Farm Road, Lewes

**Lewes
Estates**

Situated down a quiet, private, country lane of only four other properties, the property enjoys wonderful far reaching, elevated views over open fields and offers the extremely rare opportunity to live in a rural style setting on the edge of the County Town of Lewes with its mainline railway station (London Victoria approx. 70 mins).

- Substantial Detached Period Property with Approximately 2 Acres of Gardens and Paddocks
- Situated on the Very Edge of Lewes with Panoramic Countryside Views
- 6 Bedrooms
- Living Room with Fireplace
- 24 ft Kitchen Day Room
- 2nd Reception Room with Wood-Burning Stove
- Further Dual Aspect Reception Room
- 2 Bathrooms & Ground Floor WC
- 20 ft Garage, Workshop & Store
- Approx. 20 Mins walk from Lewes town centre







A Substantial 6 Bedroom Detached Family Home, with approximately 2 Acres of Gardens and Paddocks, situated in a Hamlet style of setting on the very Outskirts of Lewes.

The property benefits from Panoramic Far Reaching Views of the local Countryside and the South Downs, yet is approximately a 20 minute walk from Lewes Town Centre.

The property offers space for Modern Family Living with 3 Generous Reception Rooms and cleverly combines 1800's Character with a more Modern Oak Framed Addition and Sustainable Energy Features such as Rain Water Harvesting, Photovoltaic Panels generating electricity, Solar Panels for hot water, Improved Insulation to the outside walls, and Timber Framed Double Glazed Windows.

The Living Room is Triple Aspect with Views over the Countryside and access to the Gardens. The Living Room features Exposed floor boards, two Exposed beams and Open Fireplace.

The Second Reception Room is currently used as a music room, benefits from being dual aspect, and features an Exposed Brick Laid Floor, two Exposed Beams and former range.

The Third Reception Room is currently used as a games room and features an Exposed Brick Laid Floor, two Exposed Beams and a Wood Burning Stove.

The Kitchen Day Room is a more recent addition being Oak Framed and Triple Aspect with almost Floor to Ceiling Windows and Double Doors making the most of the Panoramic Views over the Gardens and Paddocks and the South Downs beyond. The Kitchen has underfloor heating and is finished in an oak design and features an Exposed Brick Wall in part and the Dining Area features an Impressive Double Height Ceiling with Exposed Timbers.

A Useful Utility Room and Ground Floor Cloakroom complete the ground floor accommodation.

To the First Floor we find 4 Double Bedrooms, and 2 Bathrooms. Bedroom 6 is currently used a Dressing Room to Bedroom with



intercommunicating double doors, and a door could easily be installed on the landing to create a private EnSuite Shower Room to Bedroom 1.

To the Second Floor we find Bedrooms 4 and 5 both are Triple Aspect with Far Reaching Views.

To the Outside we find Gardens which wrap around the property to all 4 sides. A Paved Terrace is found adjacent to the Kitchen Day Room and enjoys Elevated Views over the local Countryside, the remainder of the garden is laid to lawn with a further enclosed Kitchen Garden with raised vegetable beds, fruit trees and a green house. The property further benefits from 2 Paddocks which adjoin the Garden and benefit from Stables and Vehicle Access.

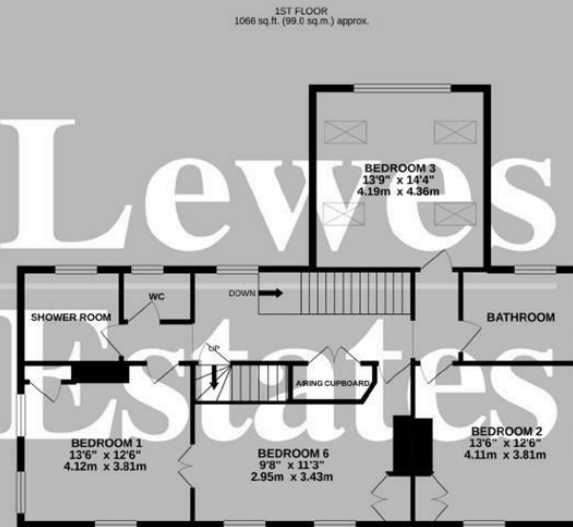
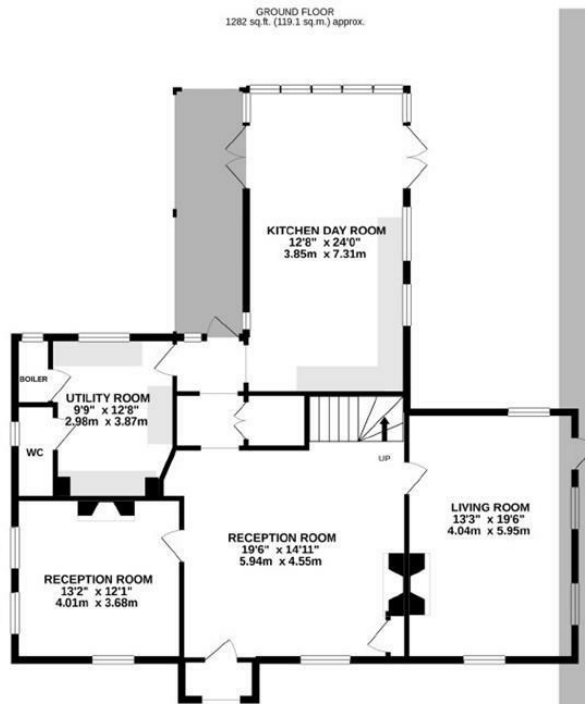
The property also benefits from a substantial brick built Car Port with storage above and an adjoining Workshop and Garden Store.
EPC Rating E.

directions

From our office in the High Street turn right and immediately turn left at the traffic lights, into Fisher Street. At the junction turn left and proceed along Offham Road crossing over the Zebra Crossing and straight over at the mini roundabout. Continue for approximately 1 mile past the entrance to Landport Estate, and take the next exit on the right at the junction with the main road, signposted Landport Farm Road. The property can be found towards the bottom of the hill on the left hand side.

draft





TOTAL FLOOR AREA : 3283 sq.ft. (305.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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