



Hayreed Lane, Wilmington

**Lewes
Estates**

A detached 5 bedroom, 5 reception room country property on Hayreed Lane in Wilmington. Set in grounds of approximately 2.7 acres, the house and gardens offer a wonderfully tranquil retreat with flexible accommodation perfect for multi-generational family living.

Situated in a rural location at the end of a no-through country lane on the outskirts of Wilmington, this home enjoys a truly peaceful environment. The nearby historic village of Wilmington in the South Downs National Park is famed for its ruined Benedictine Priory and the Long Man of Wilmington. There is also a village public house and tea room. You will find day to day amenities and a range of supermarkets in Polegate (three miles away) and comprehensive shopping, a cinema, leisure centre and restaurants in Eastbourne (seven miles away) and the country town of Lewes (10 miles away).

Lewes has a mainline train service with services to London Victoria and London Bridge and there is also a mainline station at Polegate with services to Eastbourne, Brighton and London. The country station at Berwick is approximately 2.5 miles.

Local attractions include Abbott's Wood (360 hectares) which provides links to bridleways including the Cuckoo Trail and offers hacking on all weather tracks through the woods. Arlington Reservoir (49 hectares) can be reached from the bridleway near from Hayreed Lane.





The spacious accommodation currently provides bedrooms, bathrooms and kitchens for multiple generations to live comfortably together across an impressive 4,031 sqft of internal space.

On the ground floor you will find a large glazed conservatory leading to the entrance foyer that joins the 'main house' to the 'studio/garage' and the '2 bedroom annexe' beyond.

The studio/garage benefits from vaulted ceilings and double door access direct to Hayreed Lane. This fabulous space has been used as a gallery, storage facility, garage and workshop and offers further development potential for new owners.

The ground floor within the 'main house' provides a bright kitchen with utility area, larder, rear access and lots of storage, a separate ground floor WC from the hallway, beautiful dining room with lovely views of the garden, and a generous triple aspect sitting room. There is also a ground floor bedroom suite comprising of an open plan bedroom with sitting area, external door and en-suite bathroom.

The 'annexe' beyond the studio currently has two bedrooms, a kitchen/breakfast room, sitting room with log burning stove and a family bathroom. The annexe also has it's own front door and has a private walled garden to the side.

Upstairs in the 'main house' you will find two generous double bedrooms with views of the garden and with en-suite bathrooms in both.

Externally, the gardens are approximately 2.7 acres and combine formal lawn areas, wild gardens, a secluded pond, a paddock, small woodland and countless places to explore, sit and enjoy the tranquil surroundings. There is a wooden pergola set to the side of the formal lawn, multiple storage sheds, and ample off-road parking for multiple vehicles.

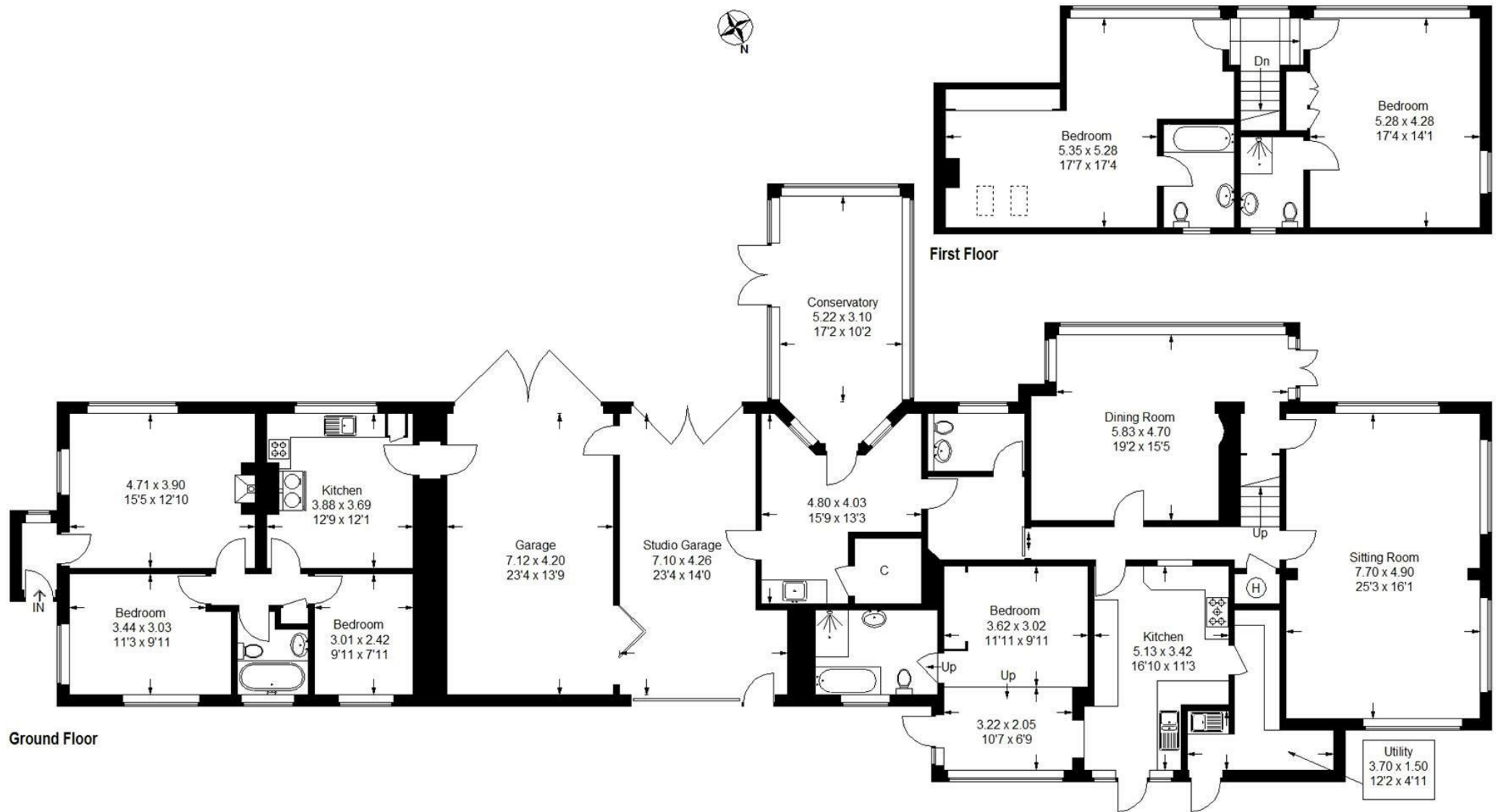
This property on Hayreed Lane is a rare find and provides spacious and versatile accommodation in a beautifully rural and picturesque countryside setting. Viewing is highly recommended. Please contact our office by phone or email to arrange your appointment.





- Detached Rural 5 Bedroom Home
- Generous Internal Space of 4031sqft
- Approximately 2.7 Acres in Total
- Landscaped Gardens, Paddock and Woodland
- Quiet Location with No Road Noise
- Flexible Accommodation - Perfect for Multi-Generation Living
- Studio and Workshop Spaces
- Gated Driveway and Off-Road Parking for Multiple Vehicles
- Potential Income Generation as Previously Used for Weddings and Festivals





Approximate Gross Internal Area (Including Garage) = 374.5 sq m / 4031 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1082943)



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Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.



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