

The Six Bells High Street, Alfriston, East Sussex, BN26 5TD

ROWLAND GORRINGE

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£750,000

Two bedroom apartment with Pub/Restaurant beneath.

Dated to around the 15th Century, this Grade II listed building has been lovingly improved & refurbished by the current owner. With a new air-conditioned cellar, bespoke wooden panelling, a bespoke Oak bar area with original acid etched glass, bespoke Oak coffee bar area, a refitted kitchen area, new internal cloakroom/wc and a gelato parlour to 'the Tye'. The property also retains a wealth of character and charm, including exposed structural beams, recessed windows, wood flooring and brace'n'latch doors.

There are 2 indoor reception areas: the first having both entrances into the building, an inglenook fireplace taking pride of place with working wood burner in situ, oak herringbone flooring as well as the coffee bar. The second reception area continues the herringbone flooring, with a partially vaulted ceiling over the bar and a service hatch/window to the garden. The refitted kitchen sits behind the bar and has a stable door to the garden. Customer toilets are located behind the kitchen with access from the garden, whilst there is a newly fitted single internal wc accessed between the reception areas.

Upstairs are the private quarters. Consisting of living room, 2 double bedrooms (bedroom 1 having a view over the Tye) and a bathroom.

One of the main features of this stunning property is the charming rear garden. Enjoying views and direct access onto, the Tye – Alfristons village green, which itself is overlooked by a beautiful village church (of which the Clergy House was the first national trust property) and surrounding trees - a peaceful beauty spot, popular with tourists and locals alike. The garden itself is a series of paved and gentle brick terraces, beginning with a wisteria draped pergola adjoining the property, all of which take advantage of the picturesque view.

Recently the garage has been converted into an attractive 'Gelato' bar/parlour fronting onto the village green , 'The Tye. Which provides Italian ice cream, milkshakes and coffee - access is gained via the block brick paving.

Located on the High Street within the village centre of Alfriston. The village enjoys a range of shops including general store/post office/delicatessen, several other restaurants, tea rooms, coffee houses, boutiques, several hotels, public houses, a good primary school and with Drusillas Park just over a mile away. Surrounded by the South Downs National Park, there are delightful countryside walks as well as many outdoor pursuits. There is a marvellous community atmosphere, a lovely historic church, allotments and a village green where the local cricket team play. Mainline rail connections are available at the nearby village of Berwick. Alfriston is also served by the Cuckmere community bus.






OFF SAL
BELL'S
BEERS
Tropicana


FLOWERS



Private Living Room
14'5" x 9'1" (4.40m x 2.77m)

Bed 1
17'3" x 9'10" (5.27m x 3.02m)

Bed 2
13'10" x 9'1" (4.22m x 2.77m)

Bathroom
8'2" x 4'5" (2.49m x 1.35m)

Landing

Bar & Snug Area
30'9" x 10'0" (9.38m x 3.05m)

Dining & Coffee Area
19'1" x 18'3" (5.83m x 5.58m)

Kitchen
12'4" x 10'4" (3.76m x 3.16m)

WC

Cellar
10'10" x 9'11" (3.32m x 3.03m)

Restaurant/Bar Garden

Male WC

Female WC

Garage:
16'4" x 9'0" (4.99m x 2.76m)

- Gelato Parlour

- Storeroom

Drive

EPC: Exempt (Grade II Listed)

Business Turnover: O/A










PUBLIC BAR







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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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