

**SAMUEL & SON**

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**LET**

**Bare Hill Cottage, Blackford Farm, Cinderford Lane, Hellingly, East Sussex, BN27 4HL**



**AN ATTRACTIVELY LOCATED AND RECENTLY REDECORATED MODERN FARM BUNGALOW**

The property is situated in an elevated rural position with peaceful views over the surrounding Wealden countryside and yet within easy reach of local villages and mainline station

HALL, LIVING ROOM, KITCHEN/BREAKFAST ROOM, BATHROOM,  
SEPARATE W.C., AND THREE BEDROOMS

DETACHED SINGLE GARAGE. LARGE EASILY MAINTAINED GARDEN

**TO BE LET UNFURNISHED - £800 P.C.M**

## GENERAL REMARKS AND INFORMATION

### SITUATION

Blackford Farm is situated in the High Weald Area of Outstanding Natural Beauty and enjoys far reaching unspoilt views from the cottage over surrounding countryside. It is rural but not isolated and is only 3 miles from both the village of Horam, with basic local facilities and Hailsham with its local schools, services and shopping facilities. Two mainline stations are within easy driving distance both approximately 20 minutes respectively. From Lewes trains are available into London Victoria and from Stonegate into Charing Cross, both journeys taking little over an hour.

### DIRECTIONS

From Heathfield proceed south on the B2203 towards Horam turning left opposite the Merrydown Cider Factory signposted to Marle Green. Continue on this road for about 2 ½ miles until you approach Grove Hill at which point on the top of the hill there is a left turn off a small grass triangle, signposted Cinderford Lane. Take this lane for about ½ mile after which, on a sharp bend, there is a private track signposted Blackford Farm to the left. Turn onto the farm track and after 200 yards the cottage is to be found on the right hand side.

### DESCRIPTION

The land, shown for identification purposes only outlined in red on the plan attached, extends to three parcels of permanent pasture and one of woodland to approximately 17 acres in total. The land is accessed through a seven bar galvanised steel field gate into a shared hardcore loading bay. This leads on to the main access hardcore track to the buildings. Currently the two main parcels of land are subdivided into a total of 8 smaller paddocks by stock/electric fencing. Consisting of permanent pasture, the land is well drained and slopes gently away to the south and south east providing views over open countryside. The holding is partly enclosed by way of a combination of mature hedges/fences and deciduous trees. There are no public rights of way across the property; however, a high voltage electricity pylon is located in the centre of the two parcels of land.

### SERVICES

Mains water and electricity. Oil fired central heating. Septic tank drainage. Telephone & broadband connection.

### TENURE

The property is offered unfurnished for an initial six month period, under an Assured Shorthold Tenancy, which would be extended on a statutory periodic basis. The tenant will be responsible for all service costs including council tax.

### PARTICULARS OF LETTING

The property is approached off a country lane via a tarmac drive also serving Blackford Farmhouse and Keepers Cottage with a private drive leading to its own garage and parking area. Bare Hill Cottage is a modern single storey bungalow of concrete and tile construction recently completely renovated throughout. The internal accommodation, which has oil fired central heating with radiators in all rooms, comprises

**Hall** giving access to

**Sitting Room** 17'6 x 9'6, with open fireplace, double aspect and double radiator.

**Kitchen/Breakfast Room** 17'0 x 8'9, with fitted wooden units, larder cupboard, stainless steel sink, lino floor. Airing cupboard. Views over adjoining farmland.

**Rear Lobby** with large built-in storage cupboard and lino floor. Door to wooden Porch.

**Bathroom** radiator, pedestal wash basin, bath with built-in shower.

**Separate W.C.**

**Bedroom 1** 13'0 x 10'9, single radiator, views over front garden.

**Bedroom 2** 12'2 x 9'0, radiator.

**Bedroom 3** 10'9 x 9'10, with single radiator.

## **OUTSIDE**

To the front and rear of the property are grassed areas with various trees and shrubs and planted borders to the front of the bungalow. To the rear of the property is a coal bunker. Single Garage of concrete pebbledash construction, fibre cement roof, metal door and 4 windows.

## **PROPERTY MISDESCRIPTIONS ACT**

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