



**MELODY COTTAGE, KNIGHTSBRIDGE FARM
GROVE HILL, HELLINGLY, EAST SUSSEX, BN27 4HH**

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Horam	-	2.2 miles
Rushlake Green	-	4.1 miles
Heathfield	-	5.1 miles
Eastbourne	-	13.1 miles

A detached farm cottage in a rural location.

- Four-bedroom cottage (EPC rating: F).
- Traditional garden with large pond.
- Timber framed garage building
- Views over adjoining farmland
- Extending in all to approximately 1.08 acres

FOR SALE BY PRIVATE TREATY

GUIDE PRICE: £675,000

VIEWING: - Strictly by appointment via the sole agents:

BTF Partnership
Euston House
82 High Street
Heathfield
TN21 8JD
01435 864455

LOCATION

The property is located approximately 2.2 miles to the south-east of Horam, 4.1 miles to the south-west of Rushlake Green, and 13.1 miles to the north of the coast at Eastbourne.



DESCRIPTION

Until recently the cottage formed part of the adjoining farm, which has been within the vendor's family since the 1990s.

THE COTTAGE

The cottage, which was built in the 1950s and subsequently extended in the 1970s, benefits from oil-fired central heating and briefly comprises:

Entrance Porch: Fully enclosed with door to:

Inner Hallway with stairs to **First Floor**, and doors to:

Sitting Room (triple aspect) with wood burner set into fireplace with exposed brick surround and tiled hearth. Glazed doors to outside.

Kitchen/ Breakfast Room (double aspect) with oil-fired AGA set into alcove, Stainless-Steel double sink and drainer set into worktop. Matching base and wall-mounted storage units. Space and plumbing for washing machine.

Dining Room.

Rear Hallway with Cloakroom off, and door to outside.

FIRST FLOOR

Bedroom 1 (Double aspect).

Bedroom 2 with built-in hanging cupboard.

Bedroom 3 with built-in hanging cupboards.

Bedroom 4 (Double aspect) with En-Suite **Shower Room**.

Family Bathroom with panelled bath, pedestal wash basin, and W.C.

OUTSIDE

The garden surrounding the cottage is predominantly down to lawn, interspersed with a variety of trees and shrubs, together with paved seating areas and a good-sized pond.

OUTBUILDINGS

The outbuildings include an 'L' shaped timber framed **Garage** with integral **Workshop/ Store**, and a range of small garden sheds.





DIRECTIONS

Leaving Horam on the A267 in the direction of Eastbourne, turn left at the roundabout on the southern side of the village (signposted 'Christ Church' and 'Marle Green'). Continue on Horebeech Lane for approximately two miles, whereafter the entrance drive for Melody Cottage will be found on the left-hand side.

What3Words: crabmeat.blend.drew

SERVICES

Mains electricity and water. Private drainage.

PLEASE NOTE:

Prospective purchasers should submit offers based upon the assumption that they will need to install a new private drainage system.

TENURE

The property is freehold and will be sold with vacant possession upon completion.

LOCAL AUTHORITY

Wealden District Council.

COUNCIL TAX: Band F

METHOD OF SALE

The property is offered for sale by private treaty.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.



PLANS

The plans provided are for identification purposes only, and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

PURCHASER IDENTIFICATION

In accordance with the anti-money laundering regulations, we are required to obtain proof of identification for all purchasers. BTF employs the services of 'Thirdfort' to verify identity and residence.

PHOTOGRAPHS

Photographs taken in February and April 2025.

VIEWINGS

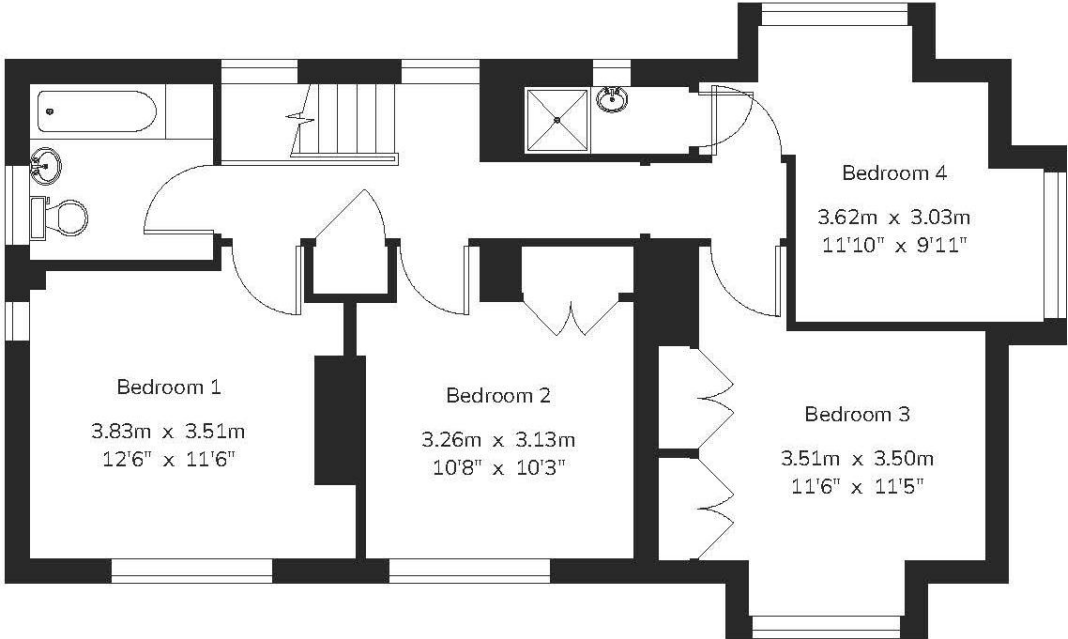
The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.

AGENT'S NOTE

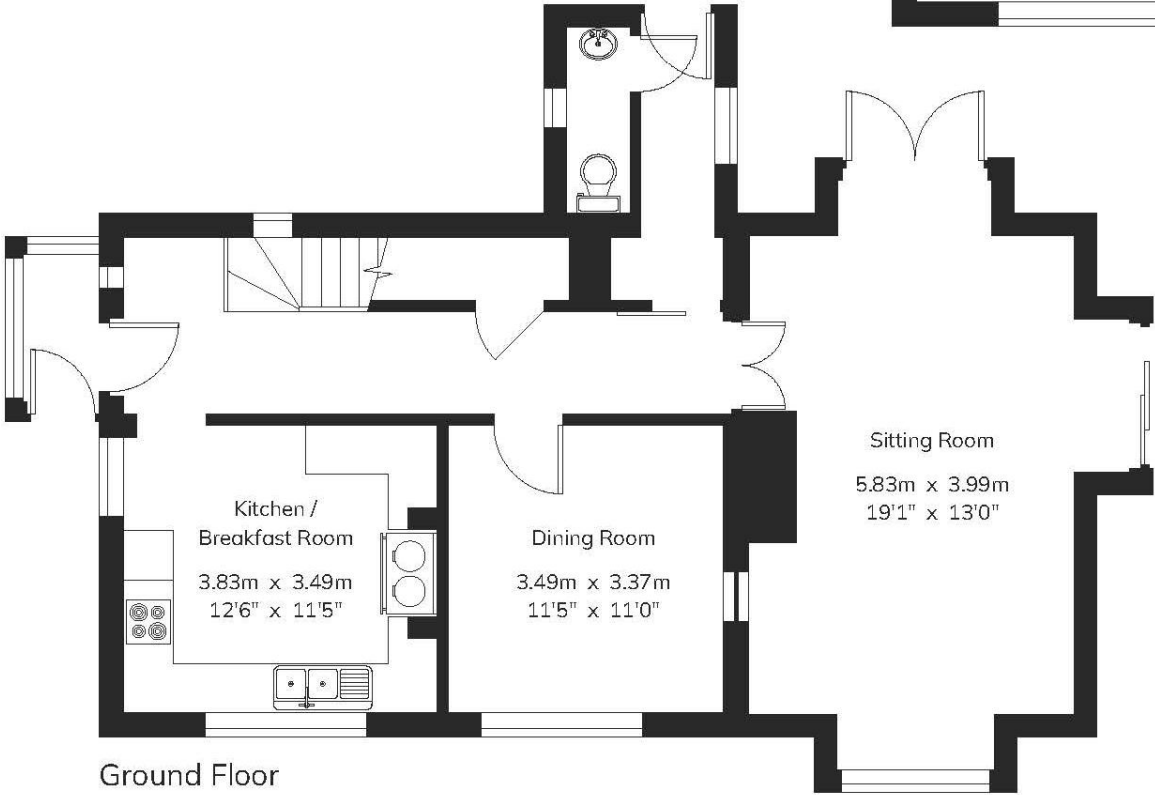
We have prepared these sale particulars as a general guide and none of the statements contained within them should be relied upon as a statement of fact. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances, or any fittings.

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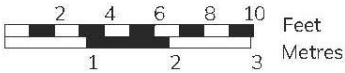
Gross Internal Area: 1,617 sq. ft. (150.3 sq. m)



First Floor



Ground Floor



For Identification Purposes Only.



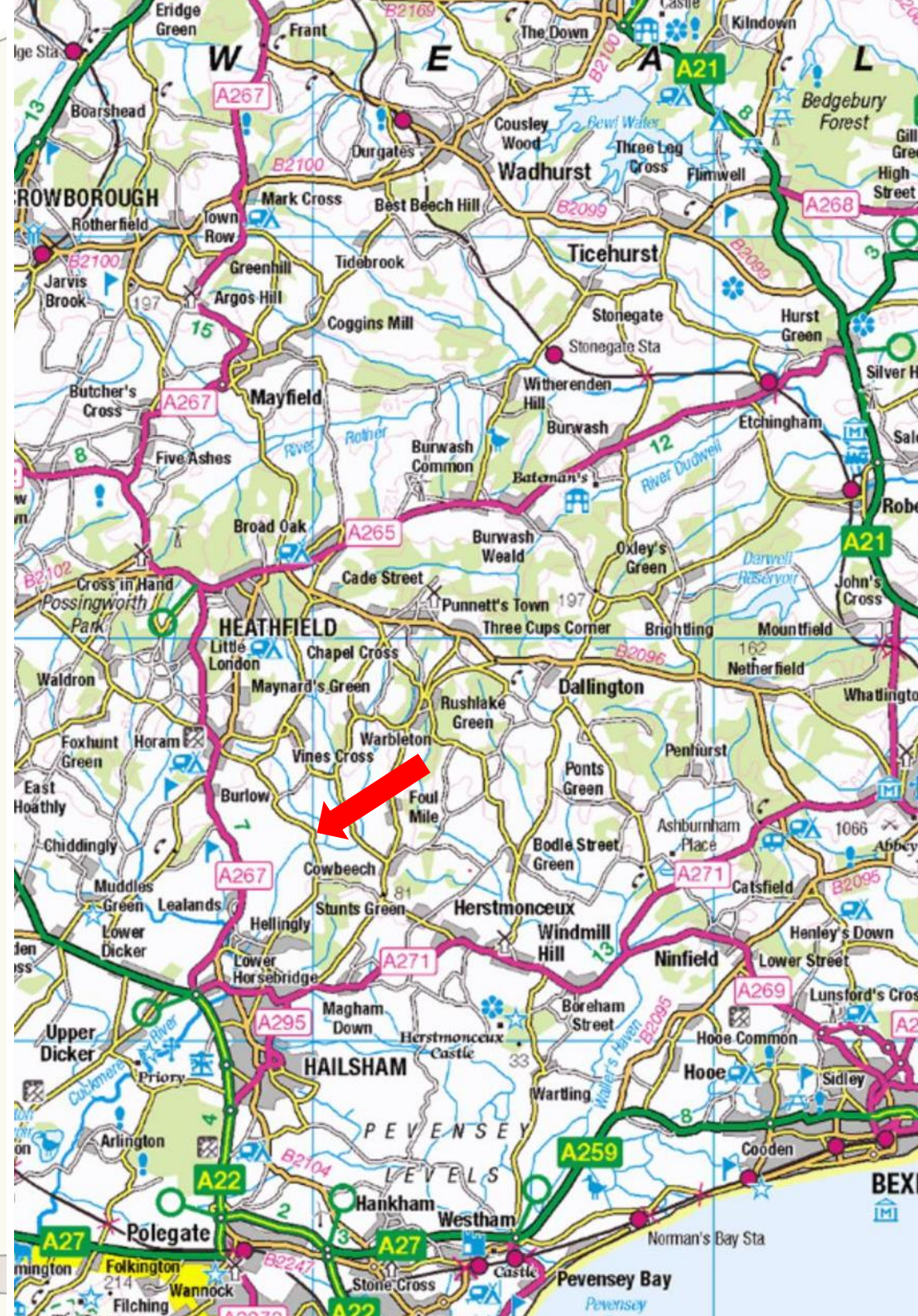
BOUNDARIES EDGED IN RED FOR
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Melody Cottage

Pond

Knightsbridge
Bungalow





Land and Property Experts

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