

Hamptons

INTERNATIONAL



Copyhold Lane, Cuckfield, RH17

6  2 

GUIDE PRICE

£2,250,000

(£2,250,000)

Property details



Key features

- Entrance Hall
- Dining Room
- Sitting Room
- Cinema Room
- Kitchen
- Boot Room
- Cloakroom
- Laundry Room
- Five Double Bedrooms
- Three Bath/Shower Rooms

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Description

A detached barn conversion with self-contained annexe set within beautiful mature grounds of about 10 acres, with magnificent countryside views. Once forming part of a working farm, Copyhold Farm was converted from an agricultural building in the 1980s and is a fantastic example of a characterful barn conversion. Inside, exposed beams and brick detailing nod to the building's past life, while the high-specification finish has a timeless feel which, with the use of neutrals as a backdrop, is easily personalised by the new owner. The L-shaped configuration of the house provides ample space of more than 3,200 sq ft, with the ground floor split into formal and informal entertaining spaces. The versatile layout is well suited to family life and, as an added bonus, the entirely self-contained annexe provides additional flexibility and space for either multigenerational living or as an income generator. Outside, the wonderfully secluded setting at the end of a private lane feels fantastically rural, and there are views over the surrounding countryside from the 10 acres of grounds, including gardens and paddocks suitable for grazing.

Interior: Copyhold Barn is tastefully presented, offering bright and elegant accommodation with the perfect balance of character features and modern additions. The more recent wood-framed windows and floors complement the original exposed timber beams, while wood-burning stoves and underfloor heating warm the space through both traditional and contemporary means. The house has undergone a number of improvements, including converting the garage into a games/cinema room, full internal renovation and a new driveway. The detached one-bedroom annexe has also been extensively modernised and it is presented in the same exacting style as the main house, making it well suited as a holiday let. The main house has a fantastically light feel provided by the very high ceilings, which are double height within the main reception hall/dining room. This is the heart of the house and is adjacent to a separate sitting room – the rooms are connected via double doors which can be opened up or closed off to suit the occasion, and each room has its own wood-burning stove. Separately the farmhouse-style kitchen (complete with AGA and Belfast sink) is a welcoming space, and leads to a fabulous cinema room with bifold doors on the south-facing elevation, a drop-down screen and a storage space above with electric stairs for easy access. For convenience there is also a utility/laundry room and a boot room to the rear. There are two bedrooms – one en suite, one with an adjoining bathroom – on the ground floor, with a further two directly above. The principal suite has its own staircase and is a spacious room with windows looking to the south and west, and a generous en suite shower room with dressing area.

Outside: Copyhold Farm is situated towards the end of Copyhold Lane, a private access road serving the mainly detached equestrian properties and similar substantial detached houses that line the lane. The house is set within 10 acres of land, which includes a wraparound garden and two paddocks, providing potential for smallholding, leisure or equestrian use. The house is approached via a generous carriageway driveway, with ample parking for both the main house and the detached annexe. The latter has its own entrance, a patio to the side and a large decking terrace to the rear inset with a hot tub and hydro pool, which overlooks the expansive lawn. The gardens which envelop the main house are beautifully tended and include a partially walled rose garden to the front, sizeable paved terraces to the front and rear, and a large south-facing lawn leading down to the paddocks with mature trees to either side for privacy. There are a number of outbuildings and log store access, situated a short distance further along the lane, and a large greenhouse. There are numerous fruit and nut trees to complement the greenhouse.

Situation: Copyhold Lane is a private lane of mostly large, detached houses about one mile due south of Cuckfield village. The charming village of Cuckfield is located in the heart of Mid-Sussex, but less than an hour from London and 20 mins from Brighton and Gatwick Airport. It has a wonderful and renowned range of local amenities including independent shops and boutiques, a convenience store, medical centre, dentist, pubs, restaurants, cafes and the award winning Ockenden Manor Hotel and Spa. The village enjoys a local bus service to Haywards Heath where more comprehensive shopping facilities may be found, including a wide range of shops, restaurants, bars and a modern leisure centre. Haywards Heath's mainline railway station is less than a 10-minute drive, with fast and frequent commuter services to both London Victoria and London Bridge (from 42 mins), Gatwick Airport and Brighton. The A23 offers direct access to the motorway network, Gatwick, Heathrow and the South coast. There is an excellent range of educational facilities locally both in the private and state sectors. Private schools include Great Walstead, Cumnor House, Handcross Park, Ardingly College, Hurstpierpoint College, Brighton College, Roedean and Burgess Hill Girls' many of which run a minibus pick up service to and from Cuckfield. The superb local state schools include Holy Trinity Primary and Warden Park Secondary school in Cuckfield itself. Located in an area of Outstanding Natural Beauty the surrounding countryside provides a vast range of

sporting and recreational activities. Glyndebourne, Goodwood, Ardingly Showground and Plumpton are all within easy reach. The local footpaths provide a vast network of stunning walks from the village, many leading towards the South Down and Ashdown National Parks. There are numerous excellent Golf courses nearby and reservoirs for watersports. Property Ref Number: HAM-57003 Additional Information Local Authority Mid Sussex Council. Main House: Council Tax Band G Annex: Council Tax Band A Services Mains water, electricity, gas and drainage are supplied to the property. Tenure Freehold























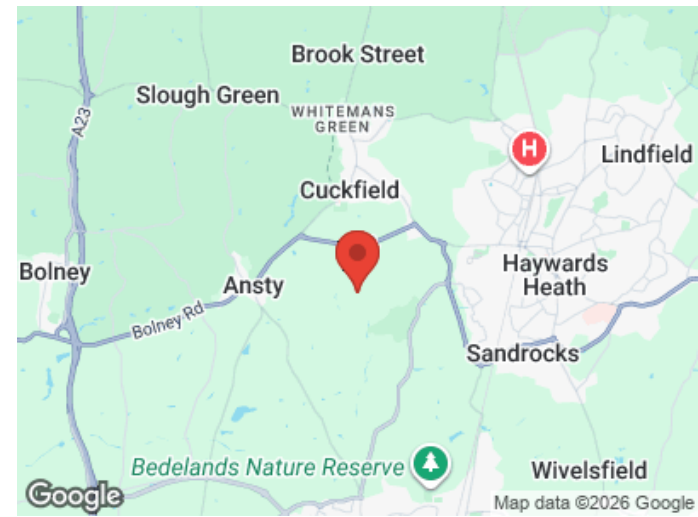
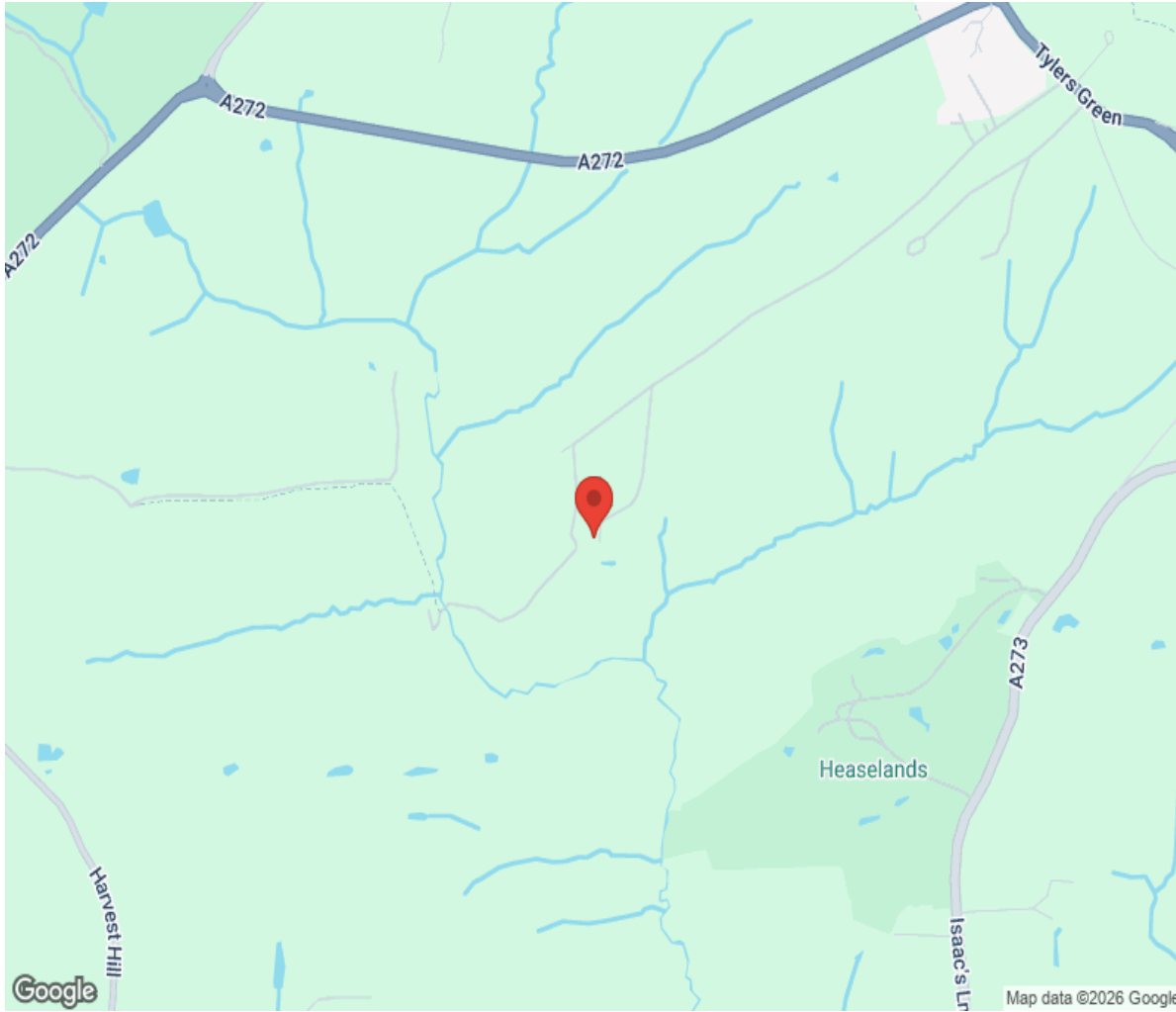


Floor plan

Total = 452.4 sq m / 4866 sq ft



Location



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