



Stevens Crouch, Battle, East Sussex, TN33 9LR

A Stunning Grade 11 Listed Thatched Cottage With Three Additional Dwellings £1,295,000





THE THATCHED COTTAGE: The principle property within the grounds: A Charming Grade II Listed 17th Century detached thatched cottage boasting wonderful character, charm and period features. This beautiful property comprises an enclosed storm porch with inner door leading into the fully-equipped modern fitted kitchen with an Aga, an additional electric oven and induction hob, microwave, fridge/freezer and washing machine. lounge/diner with stunning fireplace with wood burner inglenook. On the first floor there is a beautiful landing area with pleasant seating area, two spacious double bedrooms and a well presented modern bathroom suite. This delightful cottage is set within immaculately managed grounds with various seating areas with a terrace overlooking stunning grounds. Additional benefits of this character property include exposed oak beams, a remote control private gated entrance, ample off road parking and managed grounds with a private garden close to 1/3 of an acre.

PIGLET LODGE: A detached self contained annex : Converted from the original piggery this sweet detached lodge offers a stunning open plan style studio room with separate kitchen area & enclosed bathroom with "Japanese Plunge Bath" : Piglet Lodge is currently utilised as a Air B&B property with ample bookings throughout the year.

THE LODGE: A Detached / Converted Triple Garage Complex: Currently converted to offer a spacious open plan living space with large living dining area & open plan kitchen; Spiral stairs lead up to a spacious first floor bedroom suite with ample storage & a modern en-suite bathroom.

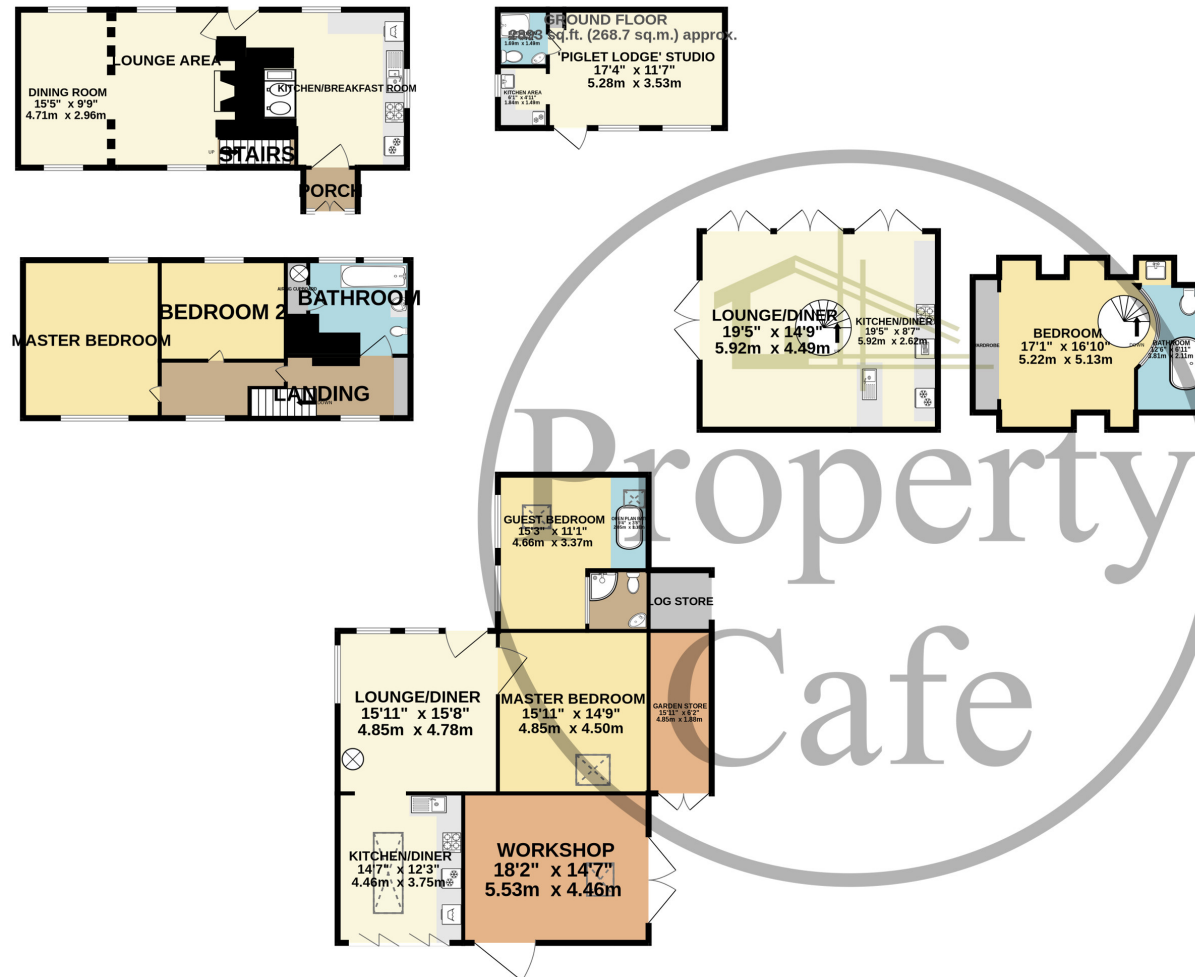
THE STABLE: This currently the owners principle residence: Accommodation & benefits Include: A spacious & bright reception room with log burner, a lovely open plan style kitchen-diner with bi-folding doors out to the grounds, a master bedroom with en-suite & an additional guest bedroom suite with open plan style en-suite with stunning free standing copper bath.

GARDEN & GROUNDS: The Thatched Cottage & all the detached buildings are set within beautifully maintained grounds with secure gated access leading to a substantial block paved entrance driveway. As the adjacent photos will illustrate the grounds are beautifully maintained extending to approximately 1.3 Acres with fenced borders, a substantial well maintained lawn & various seating/patio areas. There is a fenced goat paddock along with access to a large workshop, log store & gardeners garage.

Properties as unique and as sought after as this rarely become available within the area so internal viewings are a must. For any further information or to arrange your internal viewing, please contact sales department on 01424 224488.



1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 3454 sq.ft. (320.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Stunning Grade II Listed Cottage & Three Additional Detached Dwellings (The Thatched Cottage * Piglet Lodge* The Lodge * The Stable) Set With
Stunning Grounds * Situated On The Rural Outskirts of Battle * Beautiful property filled with character and period features * Private gated entrance with
ample off road parking * A Versatile Hamlet Of Properties With Substantial Rental Income Potential * Ideal For Multiple Occupiers / Sharing Families *
Beautifully Presented Throughout * The Cottage Has Fabulous Charm & Character * The Grounds A Immaculately Kept * Additional Workshop &
Gardeners Garage* The Property Offers Fantastic Income Potential *





Situated close to Battle which is every history enthusiast's dream, as this was where William Duke of Normandy and the Saxon King Harold fought with their bows and arrows and changed the course of English history. The grounds back onto Normanhurst Forest which provides an array of wildlife spotting opportunities, including foxes and badgers which coexist with the owner's two goats, chickens and parrots. Opportunities for walking, riding and fishing are all on the doorstep. Once guests have explored the tea rooms, antique shops and galleries in Battle, head towards Hastings and then on to the beach where you can purchase freshly caught fish from the boats. The Cinque Port Town of Rye is slightly further afield, where guests will find miles of golden sand dunes at Camber. In the other direction visit the Science Centre at Herstmonceux. Alternatively, beautiful gardens can be seen at Great Dixter and Pashley Manor. Burwash will reveal Rudyard Kipling's Home at Bateman's (National Trust), and castles can be explored at Bodiam and Leeds. Good rail services to London from Battle station. Beach 3 miles. Shop 2 miles, pub and restaurant ½ mile.

- Stunning Grade II Listed Cottage
- The Thatched Cottage * Piglet Lodge* The Lodge * The Stable
- Beautiful property filled with character and period features.
- Three Additional Detached Dwellings
 - Rural Outskirts of Battle
- Private gated entrance with ample off road parking.
- A Versatile Property With Substantial Income Potential
- Ideal For Multiple Occupiers / Sharing Families
 - Beautifully Presented Throughout
 - Set in beautifully managed grounds with private garden.
- The Cottage Has Fabulous Charm & Character
 - The Grounds A Immaculately Kept

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