



Elmshurst Cottage, Dacre Road, Herstmonceux, Hailsham, East Sussex BN27 4LP



As you approach the property, its modest exterior gives little hint of the impressive scale within. Step inside and you'll discover a remarkably spacious home offering four bedrooms and three reception rooms, providing an abundance of versatile living space. At the end of the garden lies an exceptional bonus: a building plot with permission for a one-bedroom dwelling, opening the door to further accommodation, income potential, or a private workspace. The layout of the main house is wonderfully adaptable. With thoughtful reconfiguration, it would be entirely possible to create a self-contained annexe, ideal for multi-generational living or those seeking independent space for guests.

GROUND FLOOR

- HALLWAY
- LOUNGE
- DINING ROOM
- STUDY/BEDROOM 5
- KITCHEN
- WC
- BEDROOM
- BEDROOM

FIRST FLOOR

- LANDING
- PRINCIPLE BEDROOM
- BATHROOM
- BEDROOM 2



Description

AP Estate Agents are delighted to present this deceptively spacious chalet-style home, perfectly positioned in the very heart of Herstmonceux village. Tucked discreetly behind mature, high-growing foliage, it's easy to pass by without realising just how much this property has to offer. Set within a generous plot, the house reveals impressive proportions and a wealth of advantages once inside. The accommodation is wonderfully versatile, featuring three reception rooms and four bedrooms, allowing for multiple layout options to suit a wide range of lifestyles. With thoughtful planning, there is excellent potential to create a self-contained annexe, ideal for multi-generational living or independent guest space. Outside, the sizeable garden provides both privacy and practicality, with direct access to the village and to Dacre Road behind. The property also benefits from a detached single garage, driveway parking, and—of particular note—a potential building plot for a one-bedroom dwelling. Full details are outlined below.

INSIDE THE PROPERTY

You enter the property via the side door into a welcoming hallway that provides access to the majority of the ground-floor rooms, with stairs rising to the first floor and useful storage beneath. Cloakroom with W.c. At the front of the home sits the lounge, a wonderfully characterful room centred around an impressive exposed-brick fireplace with a substantial bressummer beam mantel. The 28 kW log burner creates a warm, inviting atmosphere in the colder months, while the parquet flooring enhances the room's rustic charm. Two windows overlook the front garden, allowing natural light to flow in. The kitchen is a generous size, fitted with modern white-gloss units offering ample storage. There is space and plumbing for a freestanding dishwasher and washing machine, along with an electric halogen hob and oven. A side door leads directly out to the garden, and there is plenty of worktop space along with both wall and base units. Moving along the hallway towards the rear of the property, you reach the first of the ground-floor bedrooms, a comfortable double with a window to the side. Opposite sits the dining room, a well-proportioned space easily accommodating a large table, perfect for family meals or entertaining. From here, an inner lobby leads to two further versatile ground-floor rooms. One is a double bedroom with private doors opening onto a covered patio area, creating a lovely indoor-outdoor feel. The adjoining room also enjoys access to the garden and covered patio and could serve as a fifth bedroom, study, hobby room, or additional reception space. This flexibility is a real asset, offering numerous layout possibilities to suit a variety of needs.

UPSTAIRS

At the top of the stairs, a bright landing enhanced by a window that fills the space with natural light, this provides access to the first-floor rooms, with the bathroom conveniently positioned at the centre. Bedroom One is an impressively spacious room, dwarfing a double bed with plenty of space to spare. Dual-aspect windows create a lovely light atmosphere, while extensive under-eaves cupboards run the length of the room, complemented by a built-in wardrobe for excellent storage. The family bathroom, located between the two bedrooms, features a classic white suite including a freestanding bath with Victorian-style mixer tap and handheld attachment, a countertop wash basin with storage beneath, WC, and a separate shower cubicle set neatly into the wall recess. The room is fully tiled with mosaic detailing and also includes an airing cupboard. The second upstairs bedroom is another generous double overlooking the rear of the property. Like the main bedroom, it benefits from under-eaves storage and a fitted wardrobe, making it both practical and comfortable. Additional loft space is accessible via a hatch on the landing, offering further storage options.

OUTSIDE

The property enjoys access from both Hailsham Road, which runs through the centre of Herstmonceux village, and Dacre Road, a quiet close located to the rear. The front approach is currently pedestrian only; however, there is lapsed planning permission for the creation of a driveway at the front of the property. Further information can be found on the Wealden District Council planning portal under reference WD/2019/2345/F. The front garden has recently been re-turfed and is predominantly laid to lawn. Tall conifers provide excellent privacy, though these could be removed or reduced to increase natural light to the southerly aspect of the house. The rear garden is gently L-shaped and extends through to Dacre Road. It is mainly lawned with a selection of shrubs, mature planting, and even a tropical banana plant adding interest. A covered patio area—accessed directly from two of the ground-floor rooms—offers a sheltered, private space ideal for relaxing, and currently houses a hot tub. Towards the top of the garden sits a detached single garage and parking area. This section of the plot has been identified as the proposed site for the one-bedroom dwelling mentioned earlier. Although a previous application was refused, the vendor believes that a more modest design would stand a strong chance of approval. Details of the earlier application can be viewed on the Wealden District Council website under reference WD/2020/1557/F.





LOCATION

Elmshurst Cottage enjoys a wonderfully central yet discreet position in the heart of Herstmonceux, one of East Sussex's most historic and characterful villages. The setting offers an appealing blend of rural tranquility and everyday convenience, with a warm community atmosphere and a rich heritage that stretches back to the 11th century. The village grew around agriculture and the nearby castle estate, later becoming known internationally when the Royal Greenwich Observatory relocated to Herstmonceux in the mid-20th century. Today, it retains its traditional charm with period buildings, a conservation area, and a welcoming feel that makes it a pleasure to call home. Just a short stroll from the property, the village provides an excellent range of amenities including a well-stocked convenience store and post office, a pharmacy, hair and beauty salons, and a selection of independent shops offering gifts, crafts, and local produce. There are several inviting places to eat and drink, from the friendly Woolpack Inn serving classic pub favourites to the highly regarded Sundial Restaurant, known for its fine French cuisine. Cosy cafés and nearby farm shops add to the choice, making it easy to enjoy everything from a relaxed coffee to a special evening out.

The surrounding area is rich in attractions and natural beauty. Herstmonceux Castle, with its striking 15th-century brick façade, moated grounds, and woodland walks, is a local landmark and a wonderful place to explore. The Observatory Science Centre offers a unique, interactive experience for all ages, while the Pevensey Levels Nature Reserve provides peaceful walking routes and abundant wildlife. For those who enjoy the coast, the beaches of Pevensey Bay and Eastbourne are only a short drive away.

Despite its peaceful village setting, Herstmonceux is exceptionally well connected. Hailsham is around ten minutes by car, Eastbourne approximately twenty minutes, and Hastings about twenty-five minutes. Brighton can be reached in around forty-five minutes, and Gatwick Airport in under an hour, making the location ideal for commuters and travellers alike. Rail services from Polegate, Battle, and Eastbourne provide direct links to London, Brighton, Ashford International, and other major destinations.

Altogether, Elmshurst Cottage occupies a superb position within a vibrant and historic village, offering the perfect balance of countryside charm, community spirit, and practical convenience—an ideal setting for those seeking a relaxed yet well-connected East Sussex lifestyle.

DIRECTIONS: <https://w3w.co/string.suits.factually>

Local Authority: Wealden

Services (not checked or tested): Mains Water, Electric and Drainage - No gas in the ground

Tenure: Freehold

EPC: EPC Rating G

Council Tax Band: D

Offers in Excess of £599,950

Viewings

By Appointment Only



Disclaimer:

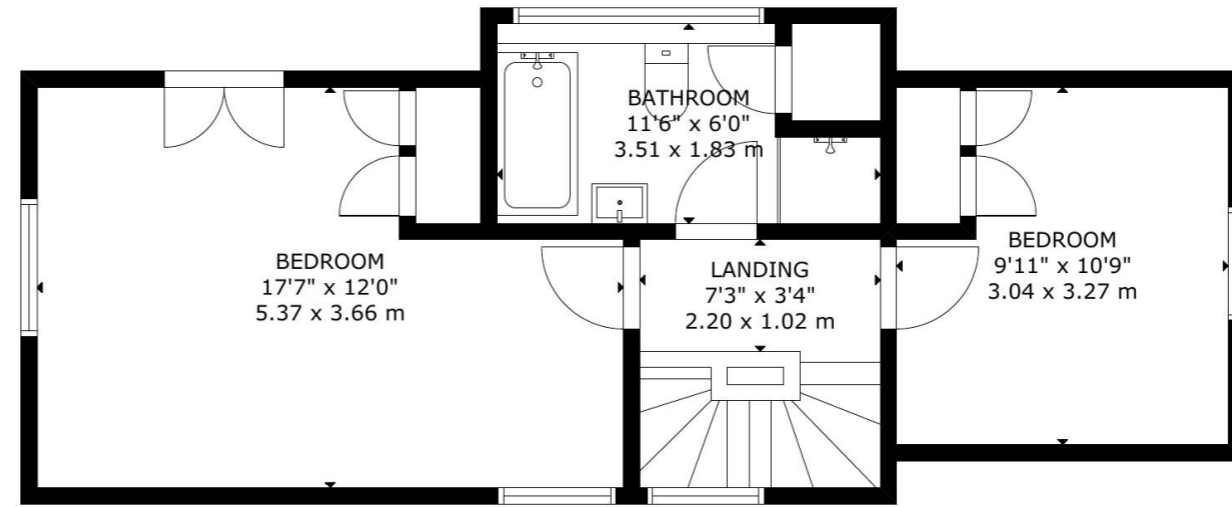
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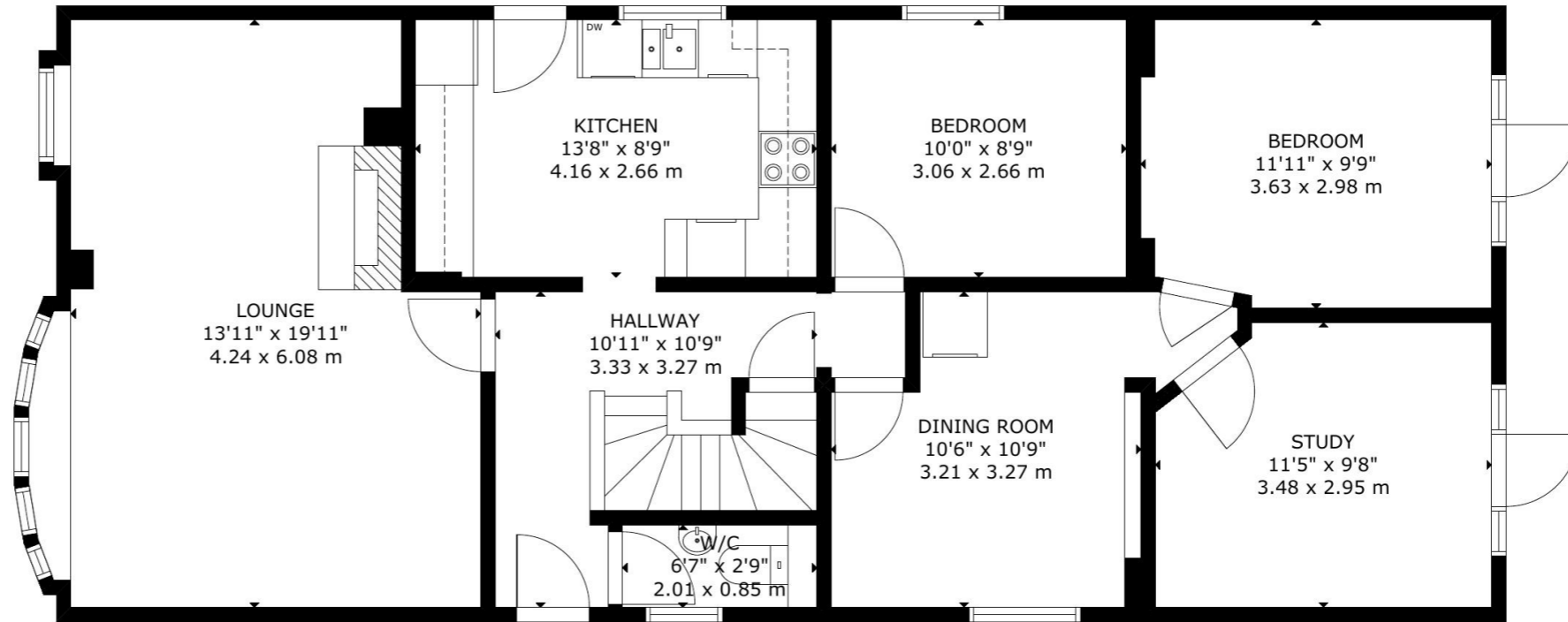
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FLOOR 2



FLOOR 1

GROSS INTERNAL AREA
TOTAL: 132 m²/1,414 sq.ft
FLOOR 1: 91 m²/976 sq.ft, FLOOR 2: 41 m²/438 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

