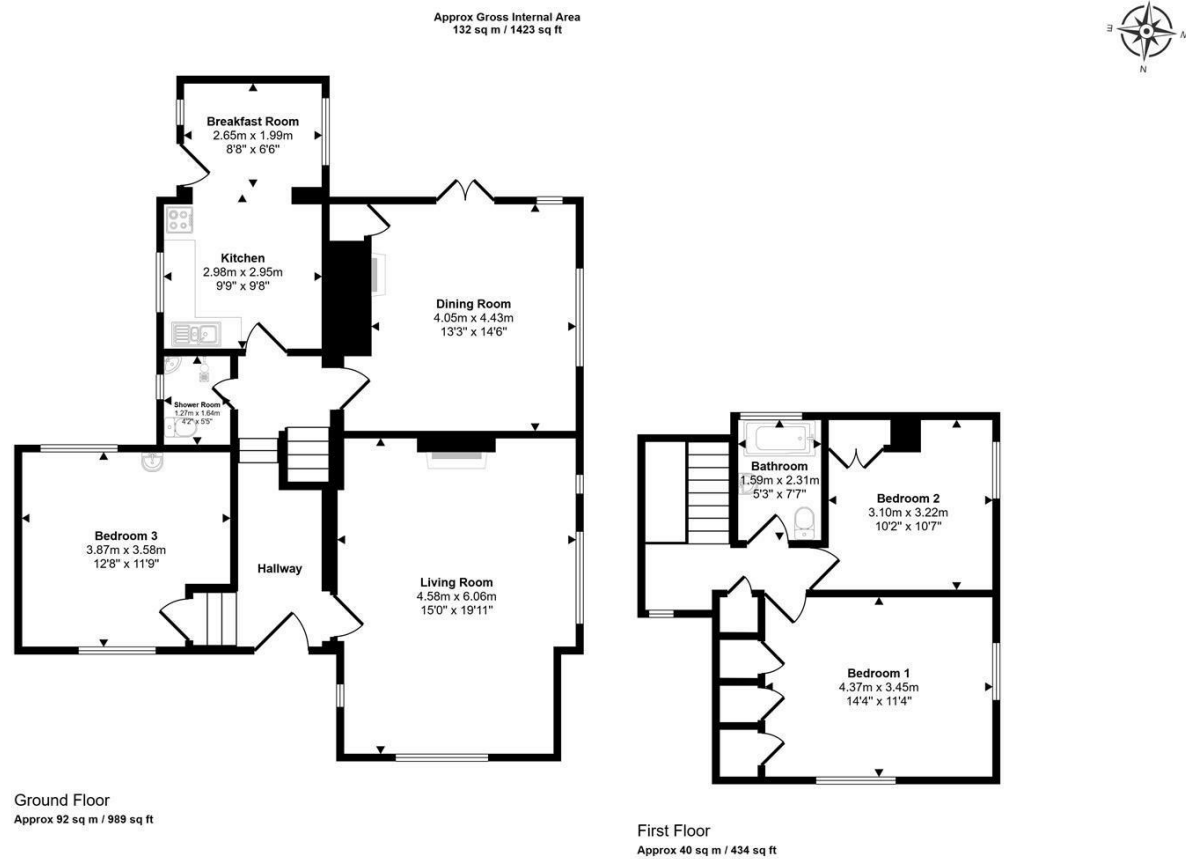


Dairy Cottage, Bedales, Lewes Road, Haywards Heath, RH17 7TE

Auction Guide £475,000 Freehold

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Dairy Cottage, Bedales, Lewes Road, Haywards Heath, RH17 7TE

For Sale via Online Auction

The auction will begin at 10.30am on the 30th of April 2025 and will be via the following website: www.Probate.Auction

Welcome Home...

Tucked away in an idyllic semi-rural setting on the very edge of town, this enchanting detached period cottage is brimming with character and charm – a truly rare find set within over half an acre of tranquil gardens.

This is a home with soul. While it now offers a fantastic canvas for modernisation and reimagining, it's easy to see the beauty that already exists here. From the moment you step inside, you're greeted by timeless features – rich red brick open fireplaces, aged timber trusses, quaint leaded light windows and traditional latch doors.

The layout is generous and wonderfully versatile, offering three genuine double bedrooms (including one conveniently on the ground floor), two lovely reception rooms with dual aspects, and a spacious kitchen complete with an adjoining breakfast room – perfect for lazy mornings or catching up over coffee. There's also a downstairs cloakroom/wet room and a first-floor bathroom, offering scope to rework and upgrade to suit a contemporary lifestyle.

Gas central heating is already in place, along with some secondary double glazing – a solid foundation to build upon as you breathe new life into this special home.



Outside Oasis...

Outside, the gardens are just glorious. To the north, a vast lawn is framed by mature planting and offers an open space ideal for children to roam or summer gatherings. There's a sheltered paved courtyard – a suntrap and a secret escape – while the south-facing rear lawn rolls gently away toward a small wooded copse, providing dappled shade and a peaceful backdrop that changes with the seasons.

The Location

Lewes Road leads east out of Haywards Heath, offering fast links to the town centre which has extensive shops and services, a station and a Waitrose supermarket. The A23 provides access to the M23, M25, motorway network and airports at Gatwick and Heathrow. There are a number of excellent schools nearby including the village primary school and private schools such as Great Walstead, Cumnor House, Ardingly, Burgess Hill School, Hurst College and Brighton College. Sporting and recreational activities are extensive with golf at Haywards Heath, Royal Ashdown and East Sussex National Golf Clubs; sailing at Ardingly and Weir Wood reservoirs; and walking and riding locally, including the South Downs and the Ashdown Forest. Haywards Heath mainline station (2.8 miles) offers fast and regular services to London (Victoria/London Bridge accessible within 45 mins), Gatwick International Airport and Brighton.

The Specifics...

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: F

Services: Mains water, gas & electricity; private drainage

