



## 4 bed link detached house to buy in RH17

Cowfold Road, Bolney, Haywards Heath, West Sussex, RH17 5SE

**£700,000** Starting Bid

 x4  x2  x1

Tenure  
**Freehold**

Driveway & Garage parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ Linked Detached Character Family Home
- ✓ Semi Rural Village Location
- ✓ 4 Bedrooms
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band F
- ✓ EPC Rating: E
- ✓ Heating supply: Oil
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Felix Keene  
Branch Manager  
South West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Tucked away at the end of a quiet private lane and surrounded by rolling Sussex countryside, 'Apple Cottage' is a wonderfully unique and beautifully presented four-bedroom link detached character family home. Offering an idyllic blend of rural living and easy access to modern amenities, the property has been thoughtfully renovated and extended to create a characterful yet contemporary family home. The current owners have made significant improvements throughout, retaining original features such as exposed beams, brickwork, a vaulted ceiling, an open fireplace, and wood-burning stove, while introducing elegant modern touches. The ground floor comprises a double-aspect sitting room with vaulted ceiling, brick fireplace and patio doors to garden, a spacious dining/family room with inglenook and wood-burning stove, and a beautifully appointed split level kitchen/breakfast room being comprehensively fitted with built-in appliances and French doors opening onto the garden. Utility room with skylight window, ground floor cloakroom with additional storage/utility area, hobbies/workroom with internal access to the garage, complete the layout. On the first floor, the landing leads to the principal bedroom with dual aspect, two further bedrooms, a family bathroom, and a fourth bedroom accessed via a second staircase from the hobbies/workroom, offering flexible accommodation for family or guests. Set within a leafy plot, the fully enclosed garden is ideal for entertaining and evening barbecues with patio area, covered pergola and central area of lawn. A private driveway provides parking for several vehicles. Attached garage providing scope for conversion STPP. Internal viewings are highly recommended. CASH BUYERS ONLY - contact the office for more information.

Situated on the fringes of the sought-after village of Bolney, Apple Cottage enjoys a strong sense of community while remaining close to a range of local amenities. Families benefit from access to excellent schools including Bolney CE Primary, Warden Park Academy in Cuckfield, and several independent options in Haywards Heath and Burgess Hill. The acclaimed Bolney Estate Vineyard and neighbouring Cider Tap are a short walk away, offering local wine and produce in a picturesque setting. For commuters, Haywards Heath mainline station is just a short drive away, providing direct services to London and Brighton, and ultrafast broadband makes remote working straightforward. The property is surrounded by miles of scenic footpaths, countryside trails, and access to the South Downs National Park, offering superb opportunities for walking, cycling, and outdoor pursuits. Local recreational facilities include Wickwoods Country Club, golf at Mannings Heath, and show jumping at Hickstead. The property combines the very best of rural Sussex living with the convenience of nearby amenities, excellent schooling, and a welcoming community.

Council Tax Band: F

Tenure: Freehold

Price: Starting Bid £700,000

Property Type: Link detached house

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Oil

Electric: National Grid

Water: Direct mains water

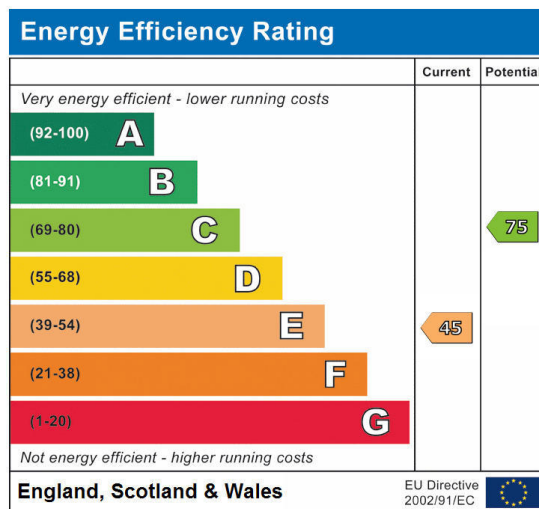
Water meter: No

Sewerage: Septic Tank

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Cowfold Road, Bolney, Haywards Heath, West Sussex, RH17 5SE

Contact your local branch today for more information on this property:

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