

INIGO



Fairland

SELMESTON, EAST SUSSEX

£1,200,000 FREEHOLD

Set on a quiet country lane, Fairland is surrounded by rolling fields typical of the East Sussex vernacular. Stretching over 2,900 sq ft, this Grade II-listed double-fronted detached house has four double bedrooms within its 15th-century core and 18th-century red brick façade, alongside later extensions. Replete with character, it includes an inglenook fireplace, a curved central staircase, several 'witches' marks' and a bread oven thought to be from the 15th-century. Overlooking the South Downs and surrounded by bucolic pastures, it is a 16-minute drive to the coast, with regular connections to central London in under an hour and a half from Berwick station (two miles away), while Gatwick is only 33 minutes by train from nearby Lewes.

Fairland

SELMESTON, EAST SUSSEX

£1,200,000 FREEHOLD



Setting the Scene

The historic settlement of Selmeston dates back to Saxon times, and possibly as far as the Mesolithic era; it is recorded in the Domesday Book. Part of the parish falls within the South Downs National Park; the village is positioned as the watershed between the rivers of Cuckmere and the Ouse, and is fed with a series of natural springs. It is also home to an Anglo-Saxon burial ground.

The name Selmeston is thought to derive from the Anglo-Saxon 'Sige helm', meaning 'Victory Helmer' and the word 'tun' meaning settlement. The Street runs the length of the village, met with a bank on one side and planted with wildflowers. This house has a rich history and has taken on various roles over the years; it was the village grocer for almost a century, run by a Mrs Potter.



The Grand Tour

Entrance is through a gabled porch into a hall is laid with quarry tiles with a drawing room to one side, currently used as a formal piano room. It has an expansive inglenook fireplace with a stove inset and exposed timber beams overhead. It is thought that this room was once the kitchen; the beam above the fireplace bears marks to suggest where a roasting spit was once installed, alongside indentations at the side where knives were sharpened on the wall. On the other side of the hall is a second reception room, which has a wood-burning stove and is laid with oak flooring. Casement windows have been restored throughout.

Recently renovated to a high standard by the current owners, a bespoke hardwood kitchen at the rear is complete with a Belfast sink, an induction hob and oak worktops. A separate Stanley cooker doubles up as a boiler and emits warmth throughout the winter. A dining area flows from the kitchen, with French doors opening directly onto the garden, painted in a burst of Little Greene's Atomic Red. A walk-in larder is painted with Little Greene's Indian Yellow and lined with bespoke hardwood shelves to maximise storage.

Fairland

SELMESTON, EAST SUSSEX

£1,200,000 FREEHOLD



An orangery is set to one side through a stable door with a pitched glazed roof, a sun trap throughout the year. To one end lies a corridor leading to a double office with a vaulted ceiling, fully insulated and renovated by owners with a stove set within the fireplace. Overlooking fields directly outside with Firls Beacon in the distance, the room is spacious and light, with ample space for two to work from.

A well-proportioned utility room is positioned to one side of the kitchen, with plenty of space for the daily organising of a household, along with a handy ground floor WC. There is also a 15 ft cellar.

The ascent to the first floor is up a curved central staircase and onto a landing. The principal bedroom has exceptionally high ceilings, with exposed timber beams, original floorboards and enchanting views across the fields. Three further double bedrooms are sited off the landing, each with its own distinct character and outlook.

A shared bathroom is positioned at the centre, with a shower over the bathtub and clad in white tiles.

The Great Outdoors

A large garden with lawned and paved areas is well planted with mature trees and hedges alongside younger plants, including a weeping cherry, sweet peas, apple, fig and quince trees, and many types of flowers.

Ancillary buildings include a wood shed, tool shed and a garage. There is private parking on a gravel driveway.

Out and About

Selmeston has a church and an active village hall hosting yoga classes, theatre productions and writing sessions, as well as a village pub and cricket pitch.

The immediate area is home to a wealth of cultural amenities, including Charleston Farm House, the country home of the Bloomsbury Set, which has an annual literature festival and arts events throughout the year. Also nearby are Middle Farm Shop, Farley Farm House, Glyndebourne Opera and the Rathfinny Wine Estate. The South Downs National Park is close at hand, as are the seaside towns of Eastbourne, Hastings, Brighton and Hove.

INIGO

Fairland

SELMESTON, EAST SUSSEX

£1,200,000 FREEHOLD



There is much to do in the nearby Lewes, an 18-minute drive away, including a wide selection of independent shops, antiquarian bookshops and several antiques markets. There are numerous cafes, such as Patisserie Lewes and Flint Owl Bakery, and galleries, including The Star Brewery Gallery and the Needle makers. Many independent businesses stock work by local craftspeople. A new cinema and art complex, The Depot, offers a varied programme of mainstream and arthouse movies. Lewes Castle is a wonderful local landmark with stunning panoramic views across Sussex from the top of the fortification.

There are a number of good schooling options in the area, including Alfriston Primary, with many more in Lewes, Hailsham and Eastbourne.

There are regular connections to London Victoria, with trains either running direct from Lewes in one hour and 12 minutes, or from Berwick in under an hour and a half. Gatwick Airport is also only 33 minutes by train from Lewes.

Council Tax Band: G

INIGO



About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.