

# INIGO



## *Holly Tree Cottage*

**ROBERTSBRIDGE, EAST SUSSEX**

**£800,000 FREEHOLD**

Thought to have been constructed in the 16th century, this charming Grade II-listed cottage lies within the High Weald Area of Outstanding Natural Beauty. Its living spaces are characterised by the building's historic fabric: oak timber beams, posts and braces weave around each room, and planes of spiked brickwork and oak floorboards have gained a hearty patina. Established gardens surround the house, brimming with apple and pear trees. Trains run direct to London Bridge and Charing Cross from the nearby Robertsbridge station.

### *Setting the Scene*

The cottage sits in the village of Brightling, which lies just outside of Robertsbridge, a village dating to the Middle Ages when Cistercian monks established an abbey on the site. Today, as is common with Wealden settlements, its surrounding landscape of rolling hills and medieval woodland is scattered with farmhouses and cottages.

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This cottage was built in c.1570 and was first listed in 1980. It bears the hallmarks of the East Sussex vernacular: its oak timber frame is set with yellow-washed plaster and brick infill, hugged by mottled hung tiles and topped with a swooping thatched roof.

### *The Grand Tour*

The house sits behind a row of berry-studded holly bushes, and a gate opens to garden path of herringbone-laid bricks that leads to the front door. Entry is to a central hallway; the kitchen/dining room opens on one side, and the living opens on the other.

The kitchen, composed of stone painted cabinetry and topped with a quartz surface, sits beneath a bank of leaded casement windows with timber mullions; a double butler sink perfectly positioned for taking in views of the pink-flowering magnolia tree outside. There is also a bottle-green, electric-powered range cooker from Esse. Glazed terracotta tiles run underfoot and the walls have been washed in a soft shade of white that creates a fresh and bright atmosphere.

On one side of the room, an exposed brick fireplace surrounds an original stove atop a raised hearth; its carved mantelpiece above is useful for keeping jars of herbs and spices. Terracotta pipes laid beneath the stairs has been cleverly harnessed for storing bottles.

A bright conservatory extends beyond the kitchen. Although a later addition, it houses part of the cottage's original façade, and its butter-yellow tones have been complemented by the structure's wash of muted green. Wraparound windows frame idyllic views of the surrounding fields and woodlands, anchoring the house in its Wealden landscape. Sliding doors open to a garden patio.

The living room is bathed in light, care of large casement windows with timber lintels on three sides of the room. The space is configured as two volumes; the larger has heavy flagstones underfoot and a generous inglenook fireplace fitted with a wood burner. The smaller space is behind a screen of timber braces and spiked brickwork and is currently used as a playroom.

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Also on the ground floor are family bathroom with blue-painted panelling and a series of rooms that form a self-contained annexe with a private entrance. The annexe, a later extension, has a bedroom, an open-plan kitchen/living room and a shower room. The current owners have also arranged a home office in the space.

A staircase rises from the kitchen to the first floor, where there are two double bedrooms arranged around a landing. The primary bedroom has a wonderful volume as it takes in the steep pitch of the roof; light pours in through windows on three sides. Knotty exposed timbers sit in contrasting tones and wide boards of oak lie underfoot. Beams and posts form a natural division between the bedroom and the en suite area, which is fitted with a clawfoot, roll-top bathtub and a pedestal sink. A short flight of stairs leads from the bedroom to a walk-in wardrobe.

The second bedroom shares the same palette and has a built-in cupboard for storage.

### *Outdoor Space*

The cottage is surrounded by established gardens bordered with evergreen holly that blooms with white flowers each spring, followed by bright red berries in the autumn. Garden beds are planted with climbing and English roses, lillies, irises, crocosmia and choisya, and lawns are studded with mature magnolia, willow, oak, bay, and witch hazel trees. Fruiting apple and pear are laden with produce every year and there's a large garden pond that teems with water lillies and irises.

At the rear of the house is a flagstone-laid patio with a pergola smothered in purple flowering wisteria and a fruiting vine. The patio is a good spot for keeping potted plants or for relaxing on a garden bench while taking in the views of the surrounding countryside.

On one side of the house is a single garage and a handy wood store.



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### *Out and About*

Brightling village has a close-knit community, along with a café, a garden club and annual flower and dog show. The cottage sits in a spectacular rural setting in the High Weald AONB, a landscape characterised by rolling hills, woodlands and open heathlands. Plenty of walks can be joined near the house, including the Sussex Border Path, a 138-mile trail running from Emsworth to Rye. The nearby village of Robertsbridge has its own non-profit Arts Partnership, with a variety of arts and cultural events as well as a popular bonfire night.

Robertsbridge and the surrounding countryside is also home to several notable restaurants. The Small Holding in Kilndown is run from a former village pub and delivers fare that celebrates local produce. Heading further south, the restaurant at Tillingham is as worth a visit as its stunning vineyard and estate are. Both establishments hold the much-coveted Michelin green star.

The thriving town of Battle is nearby and has a busy high street and historic abbey. Hastings' Old Town is slightly further afield and home to a thriving cultural, retail and gastronomic scene. Among the finest of the town's eateries and pubs are The Crown, The Albion, and The Rock A Nore Kitchen, all of which specialise in locally sourced, seasonal cuisine. Monellis, a southern Italian pizzeria, is also a favourite as well as The Royal in St. Leonards, which features in the Michelin Guide. Bexhill-on-Sea is also not far and is home to the De La Warr Pavilion and a new pier designed by dRMM, which was awarded the 2017 Stirling Prize for architecture.

There are good transport links from the house, both locally and further afield. Robertsbridge station is less than a 10-minute drive from the house; trains run directly to London Bridge and London Charing Cross in just over an hour and an hour and 20 minutes respectively. For international travel, Gatwick Airport is approximately an hour and 15 minutes' drive.

Council Tax Band: F

# 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.