

INIGO



School Terrace

ROBERTSBRIDGE, EAST SUSSEX

SOLD

Perched on the edge of the charming village of Robertsbridge in the High Weald AONB is this beautiful Grade II-listed, two-bedroom cottage with expansive eaves space is set in the middle of a picturesque terrace. Built circa 1700, the house is a wonderful example of the Sussex vernacular, its timber-framed terrace wrapped in vertically hung clay peg tiles and painted brickwork. Spreading to over 1,100 sq ft across three floors, the interior spaces are characterised by exposed oak beams, braces, pegs and joints, and outside is a cottage garden planted with roses, lavender and winter honeysuckle. The house is ideally positioned for the best rambling and cycling routes in the High Weald and is only a 15-minute walk from Robertsbridge station, where trains run directly to London Charing Cross in little over an hour.

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Setting the Scene

The village of Robertsbridge originates from 1176 when Cistercian monks arrived and established an Abbey. Situated in the picturesque High Weald AONB, the village is surrounded by a historic landscape characterised by rolling hills, woodlands, sandstone outcrops, farmsteads, and ancient routeways. For more information, please see the History section below.

The Grand Tour

A fragrant jasmine-lined pathway leads to the green-painted front door of this house, which opens into the reception room. Throughout the ground floor is a beautiful flagstone floor. In the reception room, original oak beams and braces are complemented by walls painted in the soothing shade of 'Joia's White' by Farrow and Ball. A wood-burning stove sits in an exposed brick fireplace and hearth, creating a warm and inviting atmosphere.



Connected to the reception room is the kitchen and dining room at the rear of the house. The kitchen has wonderful British Standard cabinetry painted in 'Heat' by Little Greene, complemented by brass fixtures. The countertops are made of reclaimed oak, creating a beautiful workspace. Equipped with a four-ring gas cooker and a deep Belfast sink below a leaded casement window, the kitchen has lovely views of the cottage garden. The dining area in the middle of the room provides ample space for a dining table, and a door opens up to the garden, creating a seamless connection to the outdoors.

In the middle of the plan, a staircase leads to the first and second floors. The 18th-century timber frame with oak pegs and fastenings adds fascinating original detail to the space. On the first floor are two double bedrooms and a bathroom arranged around the landing.

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The primary bedroom, at the rear of the house, is illuminated by natural light pouring through a double casement window. Along one wall, the beautifully weathered timber frame is exposed to reveal its Kentish bracing arrangement, harking to the building's heritage. In contrast to the soft white walls in the primary bedroom, the second bedroom on this floor is painted in 'Picture Gallery Red' by Farrow and Ball, creating a cosy and warm atmosphere. This room includes a built-in wardrobe for storage. The bathroom has a white-painted reclaimed wooden floor and fixtures that chimes with the historic origins of the house.

The steep-pitched roof allows for a generous open-plan second floor, currently arranged as an additional double bedroom and office space. Nestled in the eaves of the house, this room is painted in 'Setting Plaster Pink' by Farrow and Ball, creating a warm and soothing ambience.

The Great Outdoors

A cottage garden extends from the rear of the house, where a symphony of vibrant blossoms, including winter honeysuckle, jasmine, rose and abelia, captivates the senses. From the kitchen, the current owners have curated a wonderful herb garden, meticulously tending to the flourishing mint, sage, marjoram, fennel and borage, handy for cooking. There is space for a table and chairs, perfect for alfresco dining during the balmy months.

Running the full length of the garden, a paved path runs to a garden shed, which provides handy storage for pots, tools and wood, and views towards the house take in the white-washed façade and long hung-tile roof.

Out and About

Robertsbridge is home to several notable restaurants. The Small Holding in Kilndown is run from a former village pub and delivers fare that celebrates local produce.

The restaurant at Tillingham is worth a visit as much for its delicious food as for its stunning vineyard and estate. Both establishments hold the much-coveted Michelin green star. A 15-minute drive from the house is Water Lane Walled Garden which serves excellent food. In the summer months the restaurant sprawls across the terrace overlooking the gardens, and in the winter tables move inside to the Carnation House.

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Robertsbridge takes in a spectacular rural setting in the High Weald AONB, a landscape characterised by rolling hills, woodlands and open heathlands. A myriad of walks can be picked up near the house, including the Sussex Border Path, a 138-mile trail running from Emsworth to Rye. For those with a passion for a more formal garden, Great Dixter is roughly a 20-minute drive away. The Grade I-listed, 15th-century estate was adapted by Edwin Lutyens and sits within grounds brought to prominence by Christopher Lloyd. Bodiam Castle, a monumental example of medieval architecture intact with a moat, towers and portecullis, is only 10 minutes by car.

There are good transport links from the house, both locally and further afield. The A21 is nearby and connects Hastings to the south in 25 minutes and Tonbridge and Sevenoaks to the north in 30 minutes and 45 minutes, respectively. Robertsbridge station is a 15-minute walk from the house; trains run directly to London Charing Cross in just over an hour. For international travel, Gatwick Airport is approximately a one-hour drive.

Council Tax Band: C

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.