

STONE



Old Brighton Road BN7

£900,000

*“At Stone, we’re passionate about
the unique and awe-inspiring
architectural elements that transform
houses into dream homes.”*

The Stone Family



Dating back to 1887, Littledown Farmhouse is a home with true presence, a late-Victorian farmhouse that has been thoughtfully enhanced to create a residence where period character and modern comfort sit side by side. From the moment you arrive, the sense of history is tangible: flint walls, original fireplaces, stripped floorboards, picture rails and panelled doors weave heritage into every corner, while sympathetic updates lift the property firmly into the present.

The house offers a wonderfully flexible layout, with a self-contained annexe that can be enjoyed as independent accommodation for family, guests or rental income, or seamlessly reconnected with the main residence for those who prefer one generous home. The ground floor of the main house unfolds with a warm and inviting entrance hall leading through to a characterful sitting room with bespoke cabinetry and a wood-burning stove framed by a bay window overlooking the gardens. A spacious dining room continues the period charm with its fireplace and leafy views, while the kitchen and breakfast room stands as the true heart of the home. Here, contemporary cabinetry finished in soft grey is paired with real wood worktops and a central island, with floor-to-ceiling glazing and double doors flooding the space with light and views of the gardens. A practical utility room with quarry tiles and fitted storage completes the space, while a cellar below offers useful storage and further potential.

The annexe is brimming with character and can be kept entirely private or integrated with the main home. It includes a generous double bedroom with fitted wardrobe, it's own log-burner, a sleek modern shower room, and an open-plan kitchen and living room where exposed beams, flint walls and quarry tiles create an authentic rustic atmosphere, balanced with modern practicality.



Upstairs in the main house, the principal bedroom is both indulgent and romantic, with fitted wardrobe, ornate fireplace, exposed floorboards and a freestanding rolltop bath positioned to enjoy views across the grounds. Two further double bedrooms echo the character of the house with original fireplaces, fitted storage and elevated views over the gardens. A stylish shower room completes the upper floor, beautifully finished with a large walk-in enclosure, decorative tiling and heated towel rail.

Set within approximately three-quarters of an acre, the gardens wrap generously around the house, offering beautiful multi-faceted views of the cottage at its centre. Rolling lawns, meandering pathways, established trees and hedgerows create a setting that feels both private and picturesque. A kitchen garden with vegetable beds and greenhouse provides space for the green-fingered, while numerous terraces and a charming courtyard, complete with original water pump and working well, allowing you to draw fresh water directly from the land, add to the home's self-sufficient, countryside charm.

The real showpiece outdoors is the converted barn: a superb 20ft structure reimagined as an outdoor entertaining hub, with bespoke kitchen cabinetry, real wood worktops, a gas hob, an inviting snug, and patio doors opening onto a covered decked terrace that connects seamlessly with the garden. A detached garage, ample private parking, and gated driveway provide an impressive sense of arrival and convenience befitting the home's scale and setting.







The location is as appealing as the property itself. Old Brighton Road offers direct access to the A27, connecting Brighton, Lewes and the South Downs National Park within minutes. The cottage itself sits within a private plot, bordered by mature trees that provide a shield from the neighbouring road.

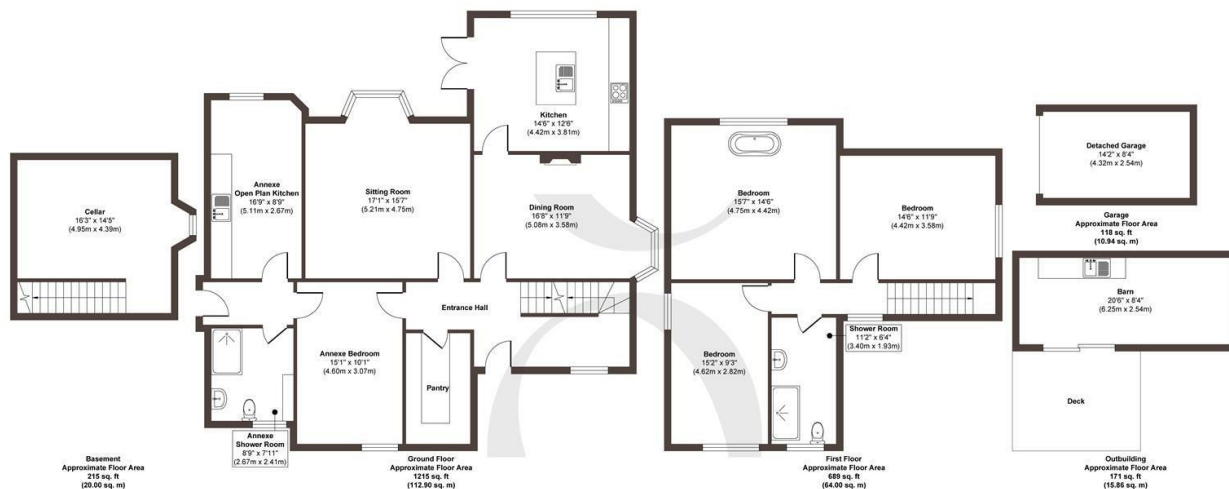
Daily convenience is close at hand with a local shop and coffee stop within walking distance, while Kingston village offers a popular primary school, recreation ground, café and the much-loved Juggs Inn. The market town of Lewes provides direct rail links to London and Gatwick, alongside an array of boutiques, restaurants and schools for all ages, while Brighton delivers its inimitable cultural and coastal energy just a short drive to the west.

Littledown Farmhouse is more than just a property, it is a lifestyle. A home where history, character and contemporary design are perfectly balanced, and where every corner, both inside and out, has been curated to enhance the way you live.









Approx. Gross Internal Floor Area 2408 sq. ft / 223.70 sq. m (Including Garage/Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

STONE

The Details

- *Elegant late-Victorian farmhouse dating from 1887 with beautiful 0.75 acre gardens*
- *Recently sympathetically renovated, blending period features with modern refinement*
- *Characterful sitting and dining rooms with fireplaces*
- *Light-filled kitchen with island and framed garden views*
- *Optional self-contained annexe for guests or rental*
- *Converted barn for outdoor entertaining*
- *Bordered with mature trees and sat back from the road, with a detached garage and gated driveway*
- *The need to know: Oil fired central heating, mains drainage, Calor gas for cooking and a private well water pump*

Size
Approx 2408.00 sq ft

Energy Performance Certificate (EPC)
Rating D

Council Tax Band
F



STONE

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