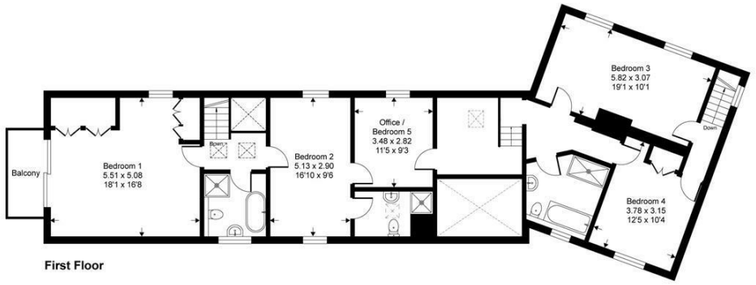
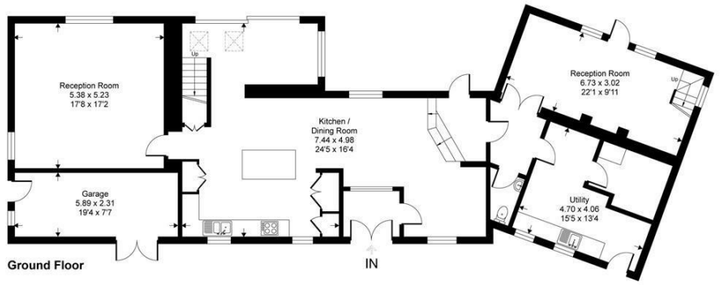
Old Cudwells Barn, RH17

Approximate Gross Internal Area = 283.2 sq m / 3049 sq ft
Approximate Garage Internal Area = 13.6 sq m / 147 sq ft
Approximate Total Internal Area = 296.8 sq m / 3196 sq ft

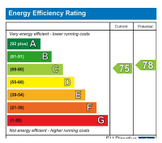


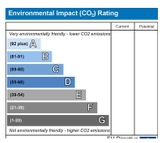
First Floor



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.PSP Homes





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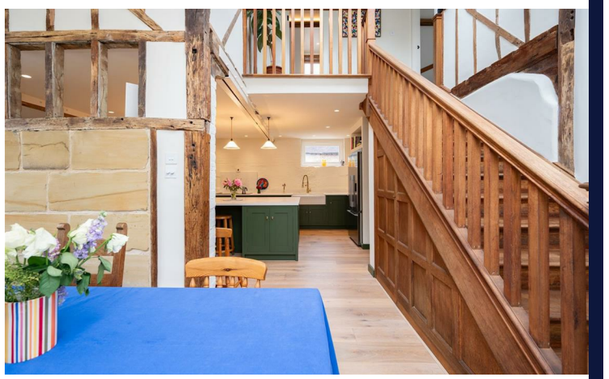
Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



Old Cudwells Barn Lewes Road, Haywards Heath, RH17 7NA

£4,500 Per Calendar Month

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Old Cudwells Barn Lewes Road, Haywards Heath, RH17 7NA

- A truly exceptional family home.
- Approximately 3,049 sq ft of accommodation.
- Five bedrooms and three bathrooms.
- Stunning countryside views from the principal bedroom.
- Beautiful private gardens and shared courtyard setting.
- Contemporary high specification throughout.

A truly exceptional family home, Old Cudwells Barn forms part of a former 17th-century iron founder's house with later Victorian additions, beautifully restored to create an outstanding country residence. Occupying an attractive shared courtyard & parking setting and extending to over 3,000 sq ft, this remarkable home seamlessly blends period character with contemporary comfort.

Original architectural features have been carefully preserved throughout, including exposed timbers, reclaimed sandstone and historic detailing, while high-quality modern enhancements ensure the property is perfectly suited to modern family living.

Ground floor

The original front door and principal staircase, reclaimed from the former Priory in Haywards Heath, add unique character to this beautiful home.

The heart of the property is a beautifully crafted kitchen featuring engineered French oak flooring with underfloor heating, bespoke cabinetry, a full-height larder and additional under-stairs pantry. Premium appliances include twin Miele ovens, a Miele dishwasher, Fisher & Paykel double fridge/freezer and a Bora induction hob with integrated extraction. The kitchen leads to a garden room/dining space with slim framed sliding doors and bespoke glazing opening onto the gardens.

Additional ground floor accommodation includes a utility room with bespoke cabinetry and integrated home network system, a cloakroom with quality fittings, a characterful snug with refurbished Victorian parquet flooring, an elegant sitting room with exposed original timbers.

First Floor

The first floor is centred around a magnificent principal bedroom featuring exposed timbers, bespoke Sussex Woodworks fitted wardrobes designed with exceptional depth for storage and doors opening onto a private balcony enjoying far-reaching views across the surrounding countryside.

There are four further bedrooms, including one with an en-suite shower room, together with a stylish family bathroom. All bathrooms have been beautifully specified with fittings supplied by Ripples, while the two largest bathrooms benefit from electric underfloor heating. The secondary staircase provides flexibility and character to the layout.

Outside

Old Cudwells Barn is approached via a gravel driveway shared with just three neighbouring properties.

The beautifully maintained gardens provide an exceptional outdoor setting, featuring generous terraces, extensive lawns, mature planting and productive raised beds ideal for growing vegetables. A substantial newly laid sandstone terrace creates an excellent space for outdoor entertaining, while restored sandstone features throughout the grounds further enhance the property's unique character.

The garage provides useful storage and practical workspace, while the substantial detached studio/outbuilding offers further storage.

Location

Old Cudwells Barn enjoys a delightful semi-rural setting on the edge of Lindfield, one of Mid Sussex's most desirable and well-connected villages. Surrounded by beautiful countryside yet within easy reach of everyday amenities, the property offers the perfect balance of rural living and modern convenience.

Lindfield's charming High Street, centred around its iconic village pond, offers an attractive selection of independent shops, boutiques, cafés, restaurants and everyday services. Nearby Haywards Heath provides a wider range of shopping, leisure and recreational facilities, together with a mainline railway station offering fast and frequent services to London, Gatwick Airport and Brighton.

The area is particularly renowned for its excellent schooling, with a wide range of highly regarded private and state options nearby. Independent schools include Great Walstead Prep, Cumnor House, Ardingly College, Hurstpierpoint College, Burgess Hill School for Girls, Worth School and Brighton College. Well-regarded state schools serving the area include Lindfield Primary School, Blackthorns Primary Academy, Warden Park Secondary Academy and Oathall Community College.

Combining rural charm, exceptional period character and outstanding accessibility, Old Cudwells Barn presents a rare opportunity to rent a distinguished family home in one of Mid Sussex's most sought-after locations.

The Finer Details

Council Tax Band: G - £4040.90 for 2025/26 (for a guide only. Please contact Local Authority for exact figure)
Services: Gas Central Heating
Private Drainage: Septic Tank

Permitted Fees

Holding Fee: One weeks rent - £1,038.46
Deposit: Five weeks rent - £5,192.30

The holding deposit will be refunded against the first month's rent but can be retained if the applicant withdraws from the property, fails the reference checks due to false or misleading information or fails the Right to Rent checks.