Combe Hill Farm
Coombe Hill, Ninfield, Battle, East Sussex, TN33 9NH
AMENITIES
Combe Hill Farm is situated in a delightful rural country lane location in an elevated position with unspoilt views over surrounding farmland in this unspoilt stretch of East Sussex countryside, designated as an Area of Outstanding Natural Beauty. Battle, with its excellent amenities and mainline station (London Bridge/Charing Cross) is 4.7 miles. Bexhill-on-Sea and Eastbourne are some 5.2 and 12.6 miles respectively. Heathfield and Tunbridge Wells are 10.5 and 27 miles respectively. State and private schools within reach include Ninfield and Battle & Langton primary schools; Claverham Community College and Battle Abbey at Battle; Vinehall at Robertsbridge; Claremont on the outskirts of Hastings and Senior School at Bodiam; Bede’s at Upper Dicker.

DESCRIPTION
Combe Hill Farm is a charming and immaculately presented Grade II Listed period house dating from the 17th century or earlier, of brick, part weatherboard and part tile hung beneath a tiled roof. The property has been extensively refurbished to a high standard over the last few years and forms a very comfortable home with the use of quality materials being evident throughout. There are many period features including exposed timbering, and an inglenook fireplace.

The central heating is run from the Rayburn oil-fired cooker/boiler and there is electric underfloor heating to the reception hall, drawing room, kitchen/breakfast room and garden room.

NOTE: Planning Consent reference WD/03/0819/F and WD/03/0820/LB exists for a single storey extension to the study.

The main features are:

- Front door to entrance hall through to a full length reception hall with brick floor, ceiling rising to full height, exposed timbers and built-in cupboards. The cloakroom has a brick floor, basin and WC.
- The drawing room has a brick inglenook fireplace with Clearview woodburner, a cupboard to one side, a bread oven, wide oak floorboards and exposed timbers.
- The garden room features an unusual and attractive stone and marble fireplace (currently sealed) with carved stone mantelpiece, three fitted cupboards, two of which are glass-fronted, and limestone flooring. There are french doors opening onto a south-facing terrace with covered arbour, ideal for summer eating.
• The wonderful dining room, with twin vaulted ceilings, is a more recent addition, with terracotta/brick floor and two sets of doors opening onto the west-facing terrace and garden. Adjoining is the excellent kitchen, which is well-fitted, having oak units with glazed sink, granite work surfaces, integrated dishwasher, AEG oven, wall cupboards, brick floor and, in a recess, the recently installed 2-oven oil-fired Rayburn which also provides the hot water and central heating.

• Leading from the kitchen is a study with storage cupboards to full height and the utility room, with glazed sink, further granite work surface, storage cupboards, plumbing for white goods and door to the garden.

• The oak staircase to the first floor leads to a galleried landing and the principal bedroom has a dressing area with fitted cupboard, vaulted ceiling and door to a large bathroom with roll-top bath, wash basin on a wrought iron stand, WC and a limestone floor.

• Bedroom 2 is double aspect and has a range of cupboards and fitted drawers (note: this room has a ceiling height of about six foot). The family shower room has a tiled shower cubicle, basin, WC and a limestone floor.

• Bedroom 3 is on the second floor and has wardrobe cupboards.

GARDENS AND GROUNDS
These are a particular feature of Combe Hill Farm, having been imaginatively landscaped and replanted a few years ago, and form a really spectacular setting with a gravel drive approach and parking space for several cars.

There are yew hedges and borders with flowering shrubs and herbaceous plants, specimen trees, areas of lawn, stone paths, brick retaining walls, an abundance of shrubs and, adjacent to the garden room, a sitting out area with oak pergola covered with wisteria. There is an ornamental pond, a croquet lawn with summerhouse, and a shrubbery with stone and gravel pathway, together with an oak pergola supported on stone pillars with paved paths flanked by borders of shrubs, box hedging and plants.

There is a large south-facing brick terrace adjacent to the dining room, a vegetable garden with paved paths, central iron gazebo with climbing roses and honeysuckle, and a greenhouse backing onto a brick wall. By the back door, there is a more recently created terrace with space for a table and chairs and ideal for summer eating.

In addition, there are five excellent pasture fields, one of which has a separate access onto the lane and another divided by a small stream over which timber bridges have been formed.

In all about 13.1 acres.

HOLIDAY LET COTTAGES
These two holiday let cottages were converted to a high standard in 2005/06 from single storey former cow byres with weather-boarded elevations beneath tiled roofs under planning/listed building consent reference numbers WD/2004/2725/F and WD/2004/2726/LB. Each has electric central heating, wooden flooring and a separate drive approach from the lane with a parking space for several cars and a garden.
They are currently successfully let through English Country Cottages website reference PCCX and PCCY.

**The Dairy** comprises: kitchen/dining/sitting room; double bedroom, and shower room.

**The Byre** comprises: sitting room/dining room; kitchen; bedroom 1 with en suite shower room; two further double bedrooms, and family bathroom with bath, basin, WC and separate shower cubicle.

**THE BARN**

This steel-framed barn has lapsed planning consent (reference WD/2016/1772/F) which has expired in November 2019, to convert into a private two storey residential dwelling of about 3,750 sq ft. Believed to have been built in the 1970s, the elevations clad with weather-boarding beneath a tiled roof. Currently, it has a floor area of 2,536 sq ft (235.6 sq m) with five internal loose boxes, tack and machinery storage. It is not Listed and is not in the curtilage of a Listed Building.

**DIRECTIONS**

From Battle proceed in a westerly direction along the A269 (which eventually becomes the A271). Pass the Squirrel public house on the left. Continue for about 2 miles and on passing the entrance to Ashburnham Place take the next turning on the left into Compass Lane. Continue for 0.6 of a mile and Combe Hill Farm will be found on the right.

**Additional Information:**

**Local Authority:** Wealden District Council. Tel: 01892 602010 www.wealden.gov.uk

**Services:** Mains electricity and water (not checked or tested)
Private drainage. No mains gas or connection to mains drainage


**Tenure:** Freehold. Land Registry Title Number ESX260569

**GUIDE PRICE £1,650,000 - £1,750,000**

**VIEWINGS**

For an appointment to view please contact our Battle Office, telephone 01424 775577

Battle
01424 775577
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Pulborough
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Tunbridge Wells
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London
Mayfair Office
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Combe Hill Farm, Coombe Hill, Battle, TN33 9NH

APPROX. GROSS INTERNAL FLOOR AREA 2606 SQ FT 33.9 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & VOID)

THE BYRE APPROX. GROSS INTERNAL FLOOR AREA 1239 SQ FT 115.1 SQ METRES

THE DAIRY APPROX. GROSS INTERNAL FLOOR AREA 365 SQ FT 33.9 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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